

36 Capel Dewi Hall Road Newport



SPACIOUS FOUR BEDROOM DETACHED REDROW HOME IN MON BANK

- REDROW 'OXFORD' DETACHED FAMILY HOME
- FOUR GOOD SIZED BEDROOMS
- SPACIOUS BAY-FRONTED LOUNGE
- STYLISH FITTED KITCHEN/DINER WITH ADJOINING UTILITY
- GROUND FLOOR WC, FIRST FLOOR BATHROOM AND ENSUITE
- DOUBLE-WIDTH DRIVE LEADING TO INTEGRAL GARAGE
- LARGE FLAT REAR GARDEN
- LOTS OF EXTRA'S AND UPGRADES
- WALKING DISTANCE TO AMENITIES
- MAJOR ROAD LINKS CLOSE BY

Offers In The Region Of £375,000

Capel Dewi Hall Road, NP20 2QP

Introduction

Situated in Mon Bank, one of the areas most popular developments, this Redrow-built 'Oxford' style home offers exceptional living accommodation, all of which is well proportioned, and benefits from having some upgrades and added extras that don't come as standard. Amenities are close by and in abundance, including shops, bus stops, well regarded schools and access to excellent road links including the M4 (at J28) and the A48, both providing easy access to Cardiff, Bristol and beyond.

The property was built c.2016 so we are advised it still has some of its NHBC warranty remaining. Upon entering, we are welcomed into the hallway which leads off to a good sized bay-fronted lounge, a stylish fitted kitchen (with integrated appliances) and adjoining dining area, a utility room and ground floor WC. Upstairs, the landing leads off to four good sized bedrooms (with bedroom 1 benefitting from built-in wardrobes and a fully tiled ensuite) plus stylish fully-tiled family bathroom.

Outside, to the front, we have a double-width driveway providing parking for two cars, leading to an integrated single garage accessible via an up and over door, plus a pedestrian door into the kitchen/diner. The rear garden is a great size, flat and is mainly laid to lawn with a small patio area, plus side access leads back around to the front.

Viewing is essential to appreciate what this home has to offer, further information and room dimensions can be found below;

GROUND FLOOR

Lounge 16'4" max x 10'9" (5.00 max x 3.30)

Kitchen/diner 21'7" x 12'1" max (6.58 x 3.70 max)

Utility 6'9" x 5'9" (2.07 x 1.77)

WC 5'10" x 3'1" (1.78 x 0.95)

Garage 19'9" x 9'9" max (6.02 x 2.98 max)

FIRST FLOOR

Bedroom 1 16'6" max x 10'9" max (5.05 max x 3.30 max)

Ensuite 7'3" x 6'5" max (2.21 x 1.97 max)

Bedroom 2 14'2" x 9'10" max (4.32 x 3.02 max)

Bedroom 3 12'0" max x 10'9" max (3.66 max x 3.30 max)

Bedroom 4 10'2" x 9'8" max (3.10 x 2.96 max)

Bathroom 8'0" max x 6'7" max (2.44 max x 2.03 max)

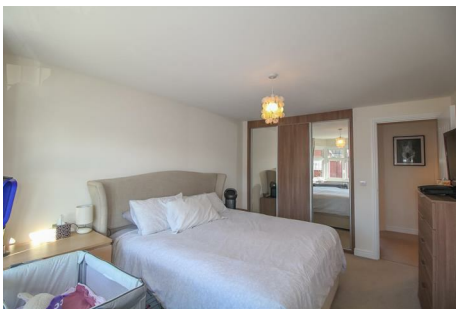
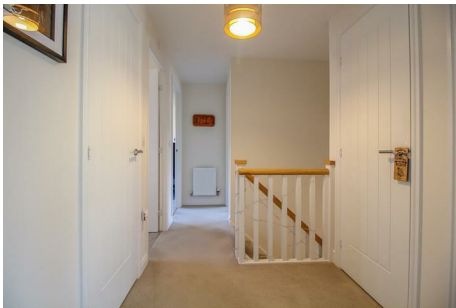
Viewings

By prior appointment with vendors agents Nuttall Parker Newport Tel: 01633 212666


These particulars do not constitute an offer or contract of sale. Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and prospective purchasers should satisfy by inspection or otherwise as to the correctness of any statements or information contained therein.

Tenure

We are advised the property is freehold however we recommend you confirm this with your solicitor prior to purchase. We are advised there is an annual service charge of approximately £30.

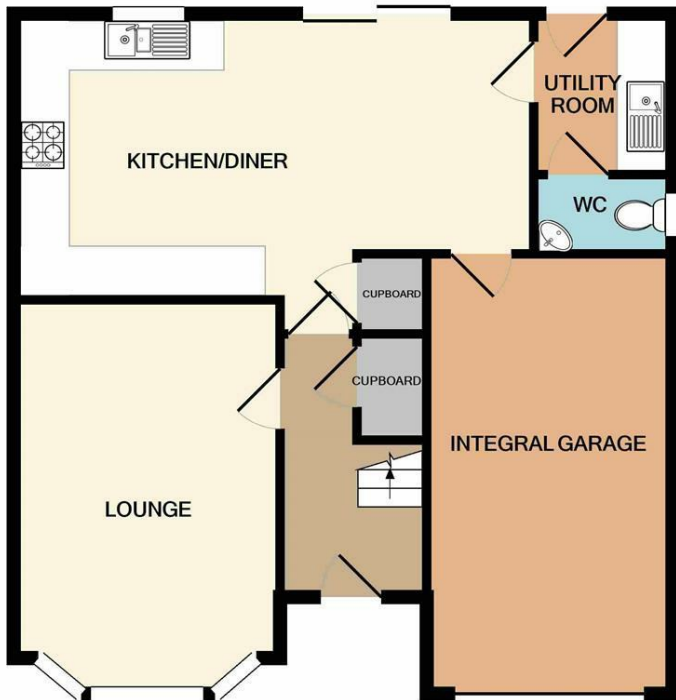


Energy Efficiency Rating

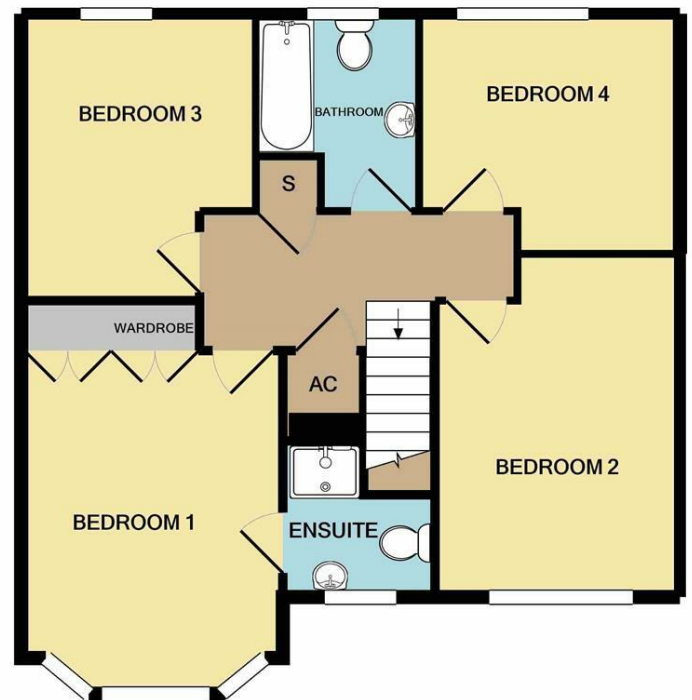
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	81	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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