

21 Dunraven Drive Newport



A SPACIOUS DETACHED FAMILY HOME WITH A DOUBLE GARAGE

- A GOOD SIZED DETACHED FAMILY HOME
- FOUR BEDROOMS, TWO ENSUITES
- MAIN FAMILY BATHROOM PLUS GROUND FLOOR WC
- LOUNGE WITH SEPARATE DINING ROOM
- STUDY
- KITCHEN/BREAKFAST ROOM
- BEAUTIFUL SOUTH FACING GARDEN
- DETACHED DOUBLE GARAGE WITH REMOTE CONTROLLED DOORS
- WALKING DISTANCE TO AMENITIES AND TREDEGAR HOUSE
- EXCELLENT ROAD LINKS CLOSE BY

£325,000

Dunraven Drive, NP10 8HS

Introduction

Situated on the edge of this sought after Bovis-built development is this spacious detached family home, just a short walk to amenities and a short drive to handy road links. Local shops, bus stops and well regarded schools are all within walking distance as well as the beautiful Tredegar House national park. The M4 motorway and SDR (Southern Distributor Road) are both close by allowing an easy commute to Cardiff, Bristol and beyond.

The property is designed with larger families in mind with its versatile living accommodation and generous room proportions. On the ground floor, we have an impressive triangular-shaped hallway which leads off to a WC, study, spacious lounge, dining room and a good sized kitchen breakfast room. Upstairs, there are 4 good sized bedrooms (with bedrooms 1 & 2 both benefitting from ensembles) and the main family bathroom.

Outside, we have a lovely and mature garden with a Southern aspect and is laid to patio and lawn with lots of mature plantings and shrubbery. A detached double garage is located at the end of the private driveway and has power, electric and twin remote controlled doors, plus a double-width driveway in front of it.

Further information and room dimensions can be found below;

GROUND FLOOR

Lounge 14'5" x 11'11" (4.41 x 3.65)

Dining room 11'0" x 8'9" (3.37 x 2.67)

Study 8'1" x 6'2" (2.48 x 1.89)

Kitchen/breakfast room 13'10" x 7'4" (4.23 x 2.25)

WC 4'11" max x 4'9" max (1.50 max x 1.45 max)

FIRST FLOOR

Bedroom 1 13'7" x 11'6" into wardrobes (4.15 x 3.51 into wardrobes)

Ensuite 1 6'5" x 5'2" max (1.97 x 1.58 max)

Bedroom 2 9'7" x 8'11" (2.94 x 2.73)

Ensuite 2 5'8" x 5'4" (1.73 x 1.63)

Bedroom 3 10'5" x 9'2" into wardrobes (3.19 x 2.80 into wardrobes)

Bedroom 4 8'3" x 8'11" (2.54 x 2.74)

Family bathroom 7'10" x 5'6" (2.41 x 1.70)

OUTSIDE

Rear garden

A very well kept South facing rear garden laid to lawn, patio and has lots of mature plantings and shrubbery

Detached double garage 16'8" x 17'0" (5.10 x 5.19)

Benefits from power, lighting and two remote controlled twin up and over doors. Also, in front of the garage is a double-width driveway providing parking.

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

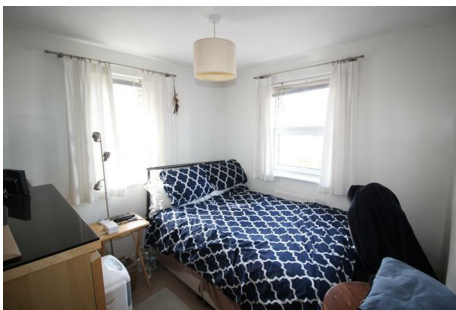
We are advised the property is freehold however this should be confirmed by your solicitor prior to purchase

Services


All mains services are connected to the property

Council Tax


We are advised the property is currently an F rating however this should be confirmed prior to purchase



Energy Efficiency Rating

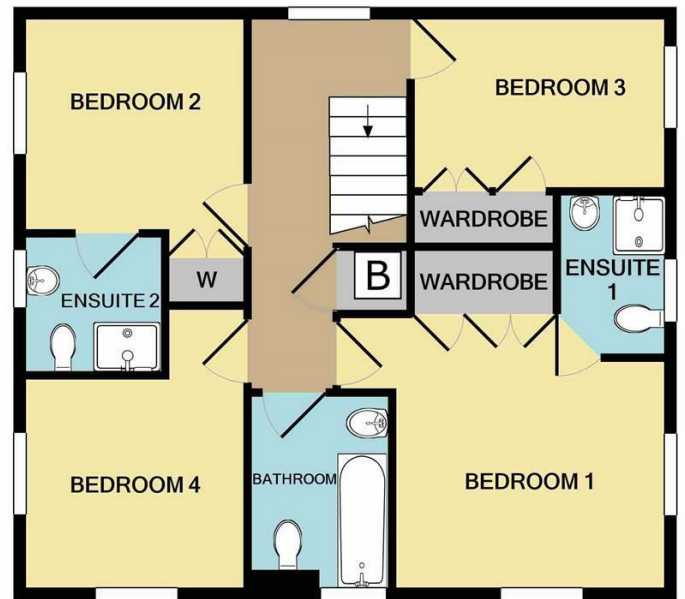
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	85
England & Wales	EU Directive 2002/91/EC	

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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