

South View Sluvad Road New Inn Pontypool



LUXURY SIX BEDROOM DETACHED HOME ENJOYING EXTENSIVE VIEWS

- ENTRANCE VESTIBULE AND HALLWAY WITH FEATURE STAIRCASE
- LARGE OPEN PLAN KITCHEN/FAMILY/DINING ROOM
- SIX BEDROOMS
- IN AND OUT GATED DRIVEWAY AND TWO GARAGES
- HIGHLY SOUGHT AFTER RURAL LOCATION ENJOYING STUNNING VIEWS
- IMPRESSIVE LOUNGE
- CONSERVATORY
- FOUR BATHROOMS
- STONE SUN TERRACE AND LARGE LEVEL LAWNED GARDEN
- IMPRESSIVE CONTEMPORARY INTERIOR

£695,000

South View, Sluvade Road, New Inn Pontypool -NP4 0

Introduction

'South View' enjoys a highly sought after position close to Llandegfedd Reservoir and within easy reach of road communications giving access to Cwmbran, Newport and the M4 motorway.

The current vendor has significantly improved and extended the property to provide a high quality contemporary home set in large level gardens and enjoying outstanding views of the surrounding countryside. To the front of the property is a large gated in and out driveway providing turning and parking area and access to the two garages. To the rear of the property there is a level lawned garden and natural stone sun terrace.

The accommodation has been improved to a very high quality with new central heating system and has been comprehensively re-wired.

The ground floor accommodation extends to entrance vestibule, central hallway with feature staircase, large lounge with bi fold doors to sun terrace, open plan fitted kitchen/dining/family room, conservatory, utility room and cloakroom. At first floor level there is a spacious landing with feature window, six bedrooms, three en suites and luxury family bathroom. Three bedrooms enjoy access to the two large contemporary glazed balconies enjoying panoramic views over the gardens and surrounding countryside.

An early inspection of 'South View' is essential to appreciate the size and quality of accommodation offered.

This comprises in greater detail:

Ground Floor

Entrance Vestibule

Entrance door, UPVC double glazed windows, ceramic tiled floor, door opening to:

Hallway 12'10 x 6'10 (3.91m x 2.08m)

Storage cupboard, impressive staircase within oak hand rail and feature newel post leading to first floor accommodation, open plan to:

Kitchen/dining/family room 26'3 x 23'2 (8.00m x 7.06m)

Impressive open plan space with comprehensive range of fitted wall and base units with wood effect work surfaces, inset one and a half bowl sink and drainer with swivel mixer tap, inset five burner gas hob with stainless steel filter hood over and oven beneath, integrated freezer, integrated fridge, integrated dish washer, UPVC double glazed window to front, open plan to large living area with UPVC double glazed bi fold doors opening to sun terrace and UPVC double glazed patio door to conservatory, door to utility.

Utility Room 18'5 x 4'9 (5.61m x 1.45m)

Range of fitted wall and base units with wood effect work surfaces, plumbing for washing machine, three double glazed Velux roof windows, inset one and half bowl sink and drainer, inset ceiling spotlights, ceramic tiled floor, UPVC rear door to garden, door to cloakroom.

Cloakroom

Low level wc, wash hand basin with tiled splash back, inset ceiling spotlights, ceramic tiled floor, opaque UPVC double glazed window.

Conservatory 12' x 10'9 (3.66m x 3.28m)

Enjoying outstanding views of rear garden and surrounding countryside, UPVC double glazed windows, ceramic tiled floor and French doors to garden.

Lounge 25'9 x 14'11 (7.85m x 4.55m)

Impressive main reception room with UPVC double glazed window to front and UPVC double glazed bi fold doors opening to rear sun terrace.

First Floor

Landing

Feature landing with leaded UPVC double glazed window to front, oak internal doors opening to:

Master Bedroom 15'11 x 13'3 max (4.85m x 4.04m max)

Built-in wardrobes and UPVC double glazed French doors opening to external balcony with contemporary glazed balustrade enjoying views, door to:

En Suite bathroom

Panelled bath with tiled surround, low level wc, corner tiled shower cubicle, ceramic tiled floor, ventilation fan, inset spot lights.

Bedroom 2 10'2 x 9'9 (3.10m x 2.97m)

UPVC double glazed French doors to external glazed balcony, door to:

En Suite Shower room

Contemporary en suite with feature wash hand basin with mono block mixer tap and fitted cabinets beneath, chrome towel radiator, low level wc, corner tiled shower cubicle, UPVC double glazed windows to front and side.

Bedroom 3 10'9 x 9'10 (3.28m x 3.00m)

UPVC double glazed window, door to:

En Suite

Low level wc, pedestal wash hand basin, large luxury tiled shower, ventilation fan, inset ceiling spotlights.

Bedroom 4 12'11 x 10'5 (3.94m x 3.18m)

UPVC double glazed window enjoying views.

Bedroom 5 11'9 x 9'8 (3.58m x 2.95m)

French doors opening to contemporary glazed balcony.

Bedroom 6/Study 9'1 x 6'3 (2.77m x 1.91m)

UPVC double glazed window to front.

Bathroom

Contemporary family bathroom with low level wc, panelled bath with tiled surround, corner tiled shower cubicle, inset ceiling spotlights, pedestal wash hand basin with tiled splash back, UPVC double glazed window to front.

Outside

To the front of the property there is a newly constructed stone boundary wall with double gated in and out driveway providing access to the extensive paved parking and turning area. To the rear there is a large stone paved terrace and large level lawned garden enjoying far reaching views of surrounding fields and countryside.

Services

Private drainage, mains electricity and gas are available to the property.

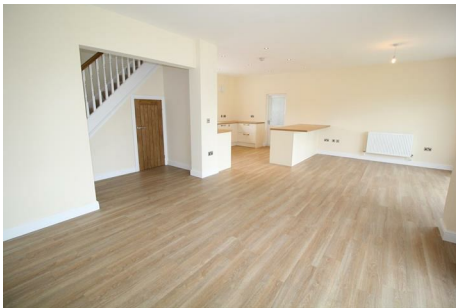
Tenure

We are advised that the property is Freehold (Solicitors to confirm)

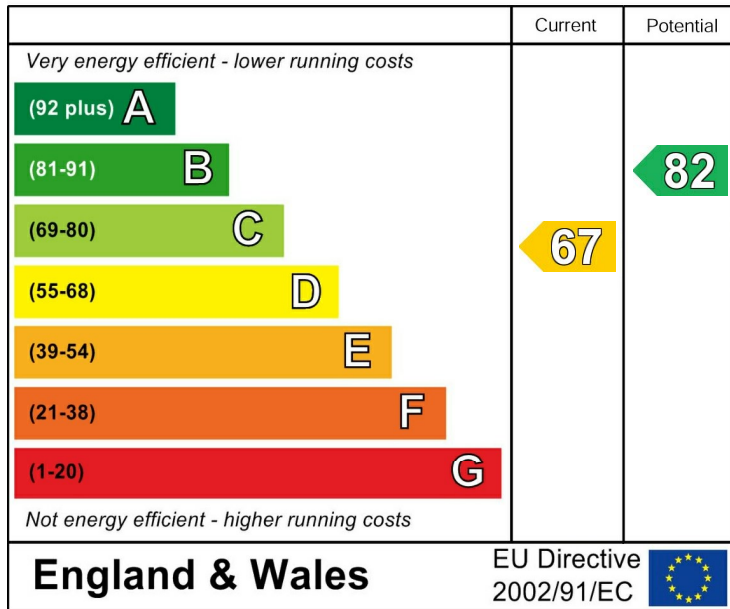
Viewing

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

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Energy Efficiency Rating



Environmental Impact (CO₂) Rating

