



## **15 Bayley Hills, Newport, TF10 8JG**

**Offers Over £580,000**

Nestled in the charming area of Bayley Hills, Edgmond, Newport, this delightful, detached house offers a perfect blend of comfort and space, ideal for family living. With a ground floor bedroom and shower room, this property offers flexible living opportunities and the option of one-level living if necessary. To truly appreciate all this property has to offer, viewing is essential.

### Hallway

A separate entrance porch leading into the hallway.

### Kitchen Breakfast Room

The combination of wood-effect surfaces with integrated appliances and thoughtful features like the breakfast area, sunken sink, and recessed spotlights creates a functional and stylish space. The integrated appliances (Hotpoint oven, Bosch induction hob) and smart features like plumbing for a dishwasher add both convenience and sleekness to the design.

### Lounge

This spacious living room is flooded with natural light, thanks to a large front-facing bay window and French doors leading to the conservatory, creating a bright and airy atmosphere throughout the day. A feature electric fireplace with a decorative mantle surround adds warmth and character, making this the perfect spot to relax. The room flows effortlessly into the dining room through elegant internal French wooden doors, providing a seamless transition for entertaining. Wall-mounted light fittings and two radiators ensure both style and comfort, creating an inviting living space.

### Dining Room



The good-sized dining room features double-glazed bi-folding doors that open up to the rear garden, seamlessly blending indoor and outdoor living. With wooden flooring throughout, the room offers a warm and inviting atmosphere, perfect for family meals or entertaining guests. Wall-mounted light fittings provide ambient lighting, while a panel radiator ensures comfort throughout the year.

### Conservatory

This bright and airy conservatory is beautifully designed with a half brick wall and glazing to all sides, allowing an abundance of natural light to flood the space. French doors lead out to the rear garden, offering a seamless connection to outdoor living and creating a tranquil retreat year-round.

### Family Room

This converted carport has been transformed into a versatile space that could serve as an office, snug, or even a further bedroom to suit your needs. The room is filled with natural light from two UPVC double-glazed windows, and features a ceiling light fitting and radiator, ensuring comfort and functionality throughout the year.

### Shower Room

The modern tiled corner shower unit is equipped with an electric shower, offering a sleek and practical bathing option. A low-level flush WC and sink vanity unit provide stylish and functional fixtures, while a Velux window brings in natural light. Additional features include a heated towel rail, ceiling spotlights, an extractor fan, and a wall-mounted mirror with built-in light, creating a bright and contemporary space.

### Stairs and Landing

Straight staircase with wooden handrail and banister to the edge of the L-shaped landing. Large UPVC double-glazed window, airing cupboard, loft hatch, light fitting and radiator.

### Master Bedroom

A generous double bedroom featuring fitted mirrored wardrobes that add both storage and style. The room is bright and airy, thanks to a UPVC double-glazed window overlooking the rear garden. Ceiling spotlights provide ample lighting, while a radiator ensures year-round comfort. The bedroom also benefits from its own en-suite, offering added convenience and privacy.

### En-Suite

The large en-suite shower room boasts a tiled corner shower unit fed directly from the mains, offering a modern and efficient showering experience. It also features an inset sink vanity unit, low-level flush WC, and a frosted UPVC double-glazed window for privacy and natural light. Ceiling spotlights illuminate the space, while a chrome heated towel rail adds a touch of luxury. The room is finished with tiled flooring, an extractor fan, and a wall-mounted mirror with built-in light, providing both functionality and style.

### Bedroom Two

Good-sized double bedroom, with a large UPVC double-glazed window, ceiling light fitting and radiator.



### Bedroom Three



A further double bedroom with views to the front of the property through a UPVC double-glazed window, ceiling light fitting and radiator.

### Bedroom Four/Office

A single bedroom which may also serve as a home office or dressing room. Front-facing UPVC double-glazed window, ceiling light fitting and radiator.

### Bathroom

A fully tiled modern bathroom featuring a fitted white bathtub with an overhead mains-fed shower for convenience and style. The room also includes a sleek vanity unit with a sunken basin, a low-level flush WC, and a chrome heated towel rail for added luxury. A UPVC frosted window ensures privacy, while spotlights and a wall-mounted mirror with built-in light enhance the contemporary feel. An extractor fan adds functionality, ensuring a fresh atmosphere.

### Garden



The enclosed rear garden features an area laid to lawn, a patio, and mature shrubbery in the borders, offering a tranquil outdoor space. An awning extends over part of the patio, providing shade and comfort. Additional features include an outdoor tap and light for convenience. The garden is accessed from the front via a side alleyway and gate.

To the front, the garden is complemented by a lawned area and planted trees, enhancing the property's curb appeal.

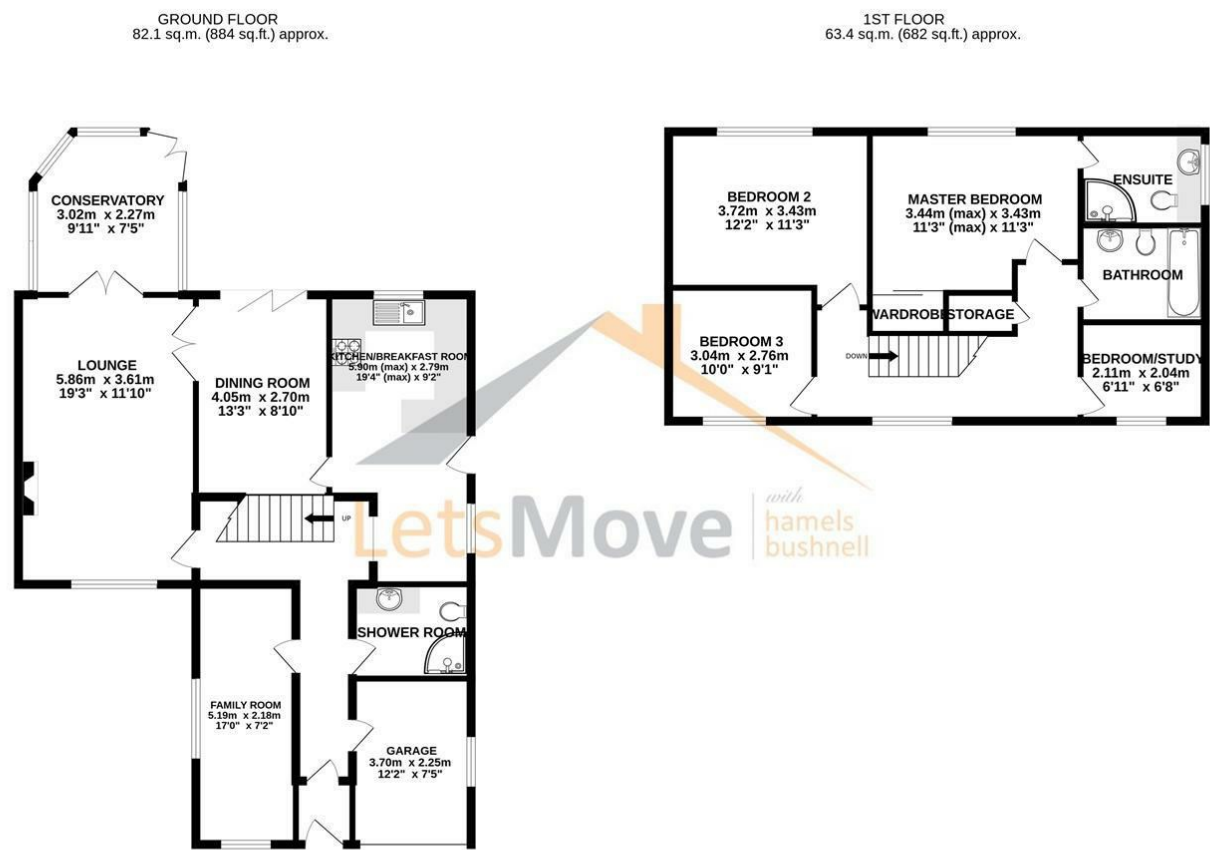
### Driveway

Tarmacked driveway with space for multiple cars.

### Garage

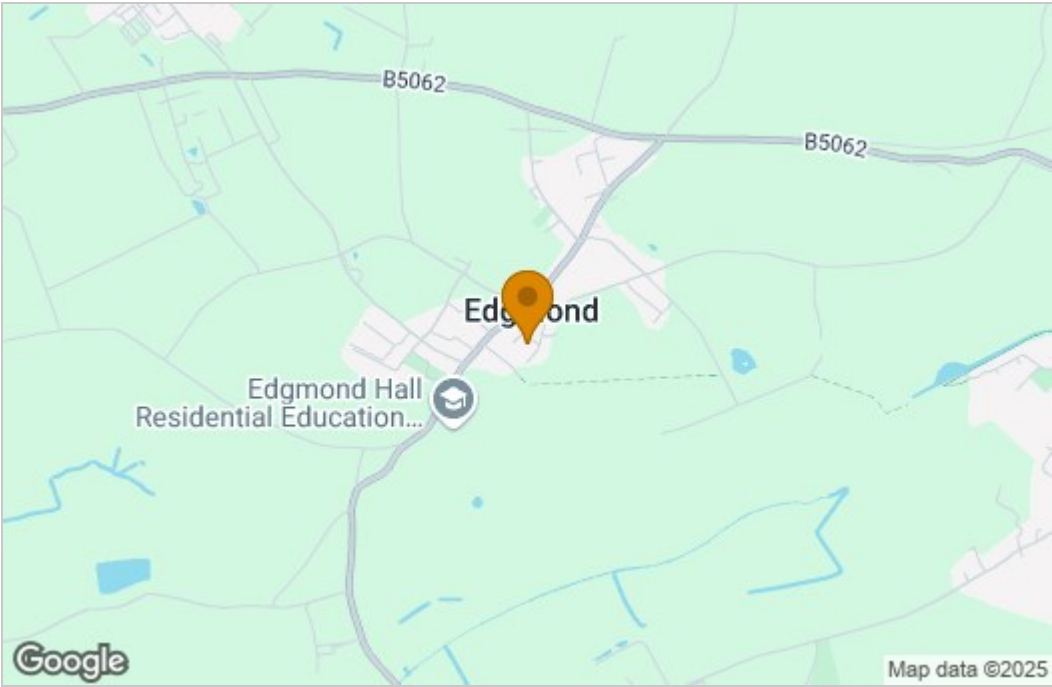
The garage has been thoughtfully reduced in depth but still offers ample storage space. It is fitted with plumbing for a washing machine and dryer, with worksurfaces above, cupboards, and a power supply, making it a practical and versatile area. Access is provided via an external up-and-over door and an internal doorway leading into the hall.

Floor Plan

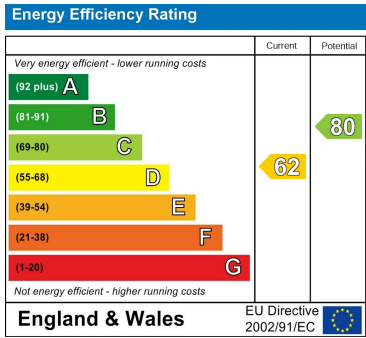


TOTAL FLOOR AREA: 145.5 sq.m. (1566 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Area Map



Energy Efficiency Graph



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