



Greenfield Terrace, Ynysddu, Newport, NP11 7LH
Guide Price £440,000

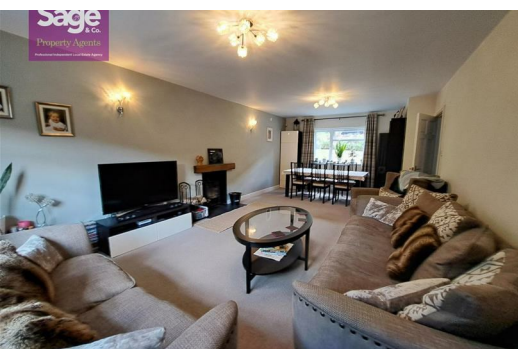
**** GUIDE PRICE £440,000 TO £460,000****
**** INDIVIDUALLY DESIGNED FOUR BED DETACHED PROPERTY WITH AMPLE OFF ROAD PARKING****

Sage & Co are delighted to offer FOR SALE this FABULOUS SPACIOUS FAMILY HOME situated in the popular village of Ynysddu close to the SIRHOWY VALLEY COUNTRY PARK and enjoying views of the surrounding countryside. This property has been renovated by the current owners and offers THREE SITTING ROOMS, FOUR DOUBLE BEDROOMS as well as a SPACIOUS KITCHEN/DINER and NEWLY FITTED FAMILY BATHROOM AND ENSUITE TO THE MASTER BEDROOM.

The property also benefits from a fully integrated smart energy ecosystem comprising 6.1kW solar and MyEnergi 10 kWh battery system with integrated electric vehicle charger and a FABULOUS REAR GARDEN with SPACIOUS TERRACE with sun canopy and steps leading down to a good size patio area and good size level lawn. This property has many upgrades and a viewing is essential to appreciate its size and presentation.

Book your viewing today not to be disappointed.

EPC RATING: C
COUNCIL TAX BAND; F



70 Tredgar Street Risca NP11 6BW
Telephone: 01633 838888 **Email:** risca@sageandco.co.uk

ENTRANCE

Enter through a composite front door to:-

ENTRANCE HALLWAY

Central heating radiator, stairs to first floor, laminate flooring, doors to

GROUND FLOOR W/C

Low level WC, corner vanity wash hand basin, towel rail, double glazed window to the front newly fitted, rustic wood effect tiled floor.

LIVING/DINING ROOM

25'6" x 13'0" (7.78 x 3.97)

Two newly fitted double glazed windows to the front and rear, two vertical central heating radiators, log burner with slate hearth and oak mantle, woollen carpet.

SECOND SITTING ROOM/OFFICE.

8'9 x 6'7 (2.67m x 2.01m)

Newly fitted double glazed window to the front, central heating radiator, coved ceiling.

KITCHEN

15'9 x 9'11 (4.80m x 3.02m)

Fitted with a range of base and wall units with square edge work surfaces and breakfast bar, integrated porcelain sink unit with mixer tap over, seven ring gas range cooker, plumbing for automatic dishwasher, two central heating radiators, two double glazed windows to the rear, slate tiled floor, door to

UTILITY

9'4 x 9'8 (2.84m x 2.95m)

A range of base cupboards and work surface, integrated stainless steel single unit, plumbing for automatic washing machine, outlet vent for tumble dryer, wall mounted combi boiler, central heating radiator, double glazed windows to the rear, double glazed door to the side, slate tiled flooring.

STEPS UP TO GARAGE/THIRD LIVING ROOM

17'3" x 9'2" (5.28 x 2.81)

Newly fitted composite door and double glazed window to the front, central heating radiator, loft access, 10kWh battery energy storage system with integrated 5kW hybrid inverter and control panel, electric consumer unit.

STAIRS TO FIRST FLOOR - LANDING

Stripped floorboards, loft access and central heating radiator.

BEDROOM ONE

13'10 x 13'1 (4.22m x 3.99m)

Double glazed window to the rear, central heating radiator, stripped floor boards

ENSUITE

6'8 x 5'6 (2.03m x 1.68m)

Double step in shower cubicle, double vanity sink unit with close coupled WC, two central heating radiators, obscure double glazed window to the rear, porcelain floor tiles

BEDROOM TWO

12'11" x 10'0" (3.94 x 3.05m)

Double glazed window to the rear, central heating radiator, vanity wash hand basin, built in wardrobe, stripped floor boards

BEDROOM THREE

11'5 x 10'0 (3.48m x 3.05m)

Newly fitted double glazed window to front, central heating radiator, stripped floorboards, coving.

BEDROOM FOUR

12'3 x 10'0 (3.73m x 3.05m)

Newly fitted double glazed window to the front, central heating radiator, coving, stripped floorboards.

BATHROOM

5'8 x 9'10 (1.73m x 3.00m)

Panelled bath with hand held shower and mixer tap over, separate shower cubicle, vanity wash hand basin, low level WC, obscured double glazed window to the front, wall and floor fully tiled in ceramics. coving.

OUTSIDE

CCTV HD system with motion detection and night vision covering full perimeter.

FRONT: Steps down to front entrance porch, low maintenance garden,

SIDE: Pedestrian access to both sides.

DRIVEWAY: Block paved driveway providing off road parking for several family vehicles.

REAR: Good size Terrace with glass balustrade and grey Indian Sandstone with permeable grout steps leading down to a further patio area and level lawn leading to large vegetable patch and pergola.

TENURE

We have been advised freehold

