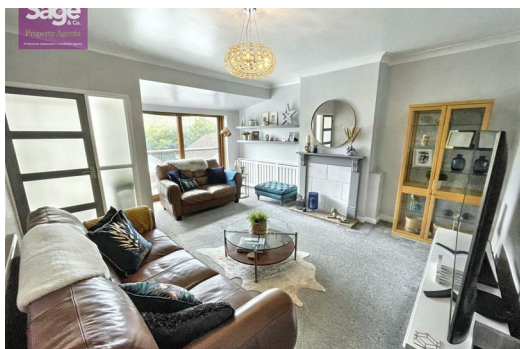




**16 Manor Park, Newbridge, Newport, NP11 4RS**  
**Guide Price £350,000**

**\*\* GUIDE PRICE £350,000-£375,000 \*\* EXECUTIVE STYLE FAMILY HOME \*\* EXTENDED TO REAR WITH VAULTED CEILINGS AND BIFOLD DOORS TO GARDEN \*\* TWO RECEPTION ROOMS \*\* OFF ROAD PARKING \*\* GROUND AND FIRST FLOOR BATHROOMS \*\* NO ONWARD CHAIN \*\* MUST BE SEEN! \*\***

Sitting on a generous plot in MANOR PARK, NEWBRIDGE, this EXECUTIVE SEMI-DETACHED DORMER BUNGALOW offers a perfect blend of modern living and spacious comfort. With FOUR GENEROUSLY SIZED DOUBLE BEDROOMS, this home is ideal for families or those seeking extra space. Upon entering, you are greeted by a beautifully presented interior that exudes warmth and style. The property boasts TWO INVITING RECEPTION ROOMS, including an impressive OPEN PLAN RECEPTION AND DINING AREA that has been thoughtfully EXTENDED TO THE REAR. This stunning space features VAULTED CEILINGS and BI-FOLD DOORS that seamlessly connect the indoors with the charming rear garden creating an ideal setting for entertaining or relaxing with loved ones in the heart of the home. The MODERN FITTED KITCHEN is a chef's delight, complete with a feature island and breakfast bar. An additional UTILITY ROOM provides ample storage and functionality. The convenience of both ground and first-floor bathrooms ensures that family life runs smoothly, catering to the



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ENTRANCE

Enter through a composite front door.

ENTRANCE PORCH

Glazed door leading to Lounge.

LOUNGE

Double glazed window to the front with sliding doors leading to balcony with glass balustrade, feature fireplace with blocked off chimney, single radiator.

SITTING ROOM/BEDROOM THREE

Double glazed window to the front, central heating radiator, fitted cupboards.

HALLWAY

Stairs to the first floor, under stairs storage cupboard, doors to:

FAMILY BATHROOM

Walk in shower, vanity wash hand basin with mixer tap over, low level WC, matt black vertical heated towel rail. double glazed window to the rear, walls and floor tiled.

OPEN PLAN LOUNGE/KITCHEN/DINER

Fitted with a range of high gloss two tone base and wall units, central island and granite work surfaces with integrated induction hob, inset stainless steel sink unit with mixer tap over, integrated dishwasher, fridge and microwave. Feature brick effect wall, floor tiled throughout with underfloor heating, central heating radiator. Double glazed window to the side aspect, "Iroko" hardwood double glazed bi-folding doors and window to the rear, four skylights.

UTILITY ROOM

Fitted with a range of high gloss base and wall units, inset stainless steel sink unit with mixer tap over, plumbing for automatic washing machine, tiled splashback.

STAIRS TO THE FIRST FLOOR - LANDING

Doors to:

BEDROOM ONE

Double glazed window to the rear, fitted wardrobes to two walls, central heating radiator.

BEDROOM TWO

Double glazed window to the front, fitted wardrobes to one wall, central heating radiator.

BEDROOM FOUR

Double glazed window to the front, fitted wardrobes to one wall, central heating radiator.

FAMILY BATHROOM

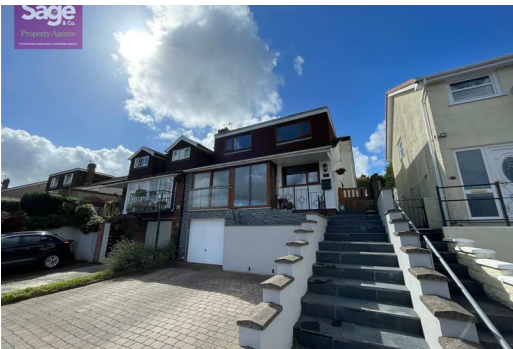
Tiled bath with mixer tap and shower over, glass shower screen, close coupled WC with vanity wash hand basin and additional cupboards, obscure double glazed window to the rear.

OUTSIDE

FRONT: Double driveway leading to single garage, electric car charging point, steps up to front door  
SIDE: Gated access to rear garden.  
REAR: Slate patio area with steps up to further decked area and level lawn, brick built shed with power and light.

TENURE

We have been advise freehold.



| 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 |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |