



4 Princes Court , Ynysddu, Newport, NP11 7LJ
Guide Price £350,000

**** GUIDE PRICE £350,000-£375,000 ** BEAUTIFULLY PRESENTED THROUGHOUT ** MODERN TOWN HOUSE STYLE LIVING ** OFF ROAD PARKING ** TWO RECEPTION ROOMS ** OFFICE SPACE AVAILABLE ** FAMILY HOME ****

In the PRIVATE PRINCES COURT COMPLEX in the charming village of YNYSDDU, this EXECUTIVE SEMI-DETACHED HOUSE offers a perfect blend of modern living and comfort. Built in 2016, this BEAUTIFULLY PRESENTED family home boasts an array of stylish features that cater to contemporary lifestyles. Upon entering, you are greeted by a spacious and inviting atmosphere, enhanced by WELL PROPORTIONED RECEPTION ROOM, complete with balcony over looking breath taking local views. The heart of the home is undoubtedly the OPEN PLAN LIVING AREA, which seamlessly integrates a MODERN HIGH GLOSS KITCHEN complete with a FEATURE ISLAND dining area, ideal for both casual meals and entertaining guests. Additionally, the ground floor includes a versatile reception room that can serve as a cinema room, office space or utility area providing a perfect space for family needs. The property comprises FOUR generously sized DOUBLE BEDROOMS, ensuring ample space for family and guests alike. There is also a SINGLE ROOM that can be utilised as an OFFICE, catering to those who work from home. The convenience of FOUR BATHROOMS, including an ensuite to the master bedroom, adds to the practicality of this home, making morning routines a breeze. Outside, the LANDSCAPED REAR GARDEN is designed for low maintenance, allowing you to enjoy your outdoor space without the hassle of extensive upkeep. The property also



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ENTRANCE HALLWAY

Access via uPVC front door into hallway open to stairs for first floor landing and twin central heating radiator. Leads to single garage, W/C and rear utility/sitting room/office.

GROUND FLOOR SITTING ROOM/ OFFICE/ UTILITY

18'3" x 11'2" (5.57 x 3.41)

Open area with inbuilt sink with mixer taps over, storage units with worktops over and space for wash room appliances. Twin central heating radiator. Currently in use for a business venture, although offers a variety of functional uses.

GROUND FLOOR W/C

6'10" x 2'5" (2.10 x 0.75)

Ground floor W/C accessible from hall with low level W/C, sink with mixer tap over and tiled splash back.

FIRST FLOOR LANDING

Open to stairs from ground floor and to second floor landing. Twin central heating radiator present. Leads to;

FIRST FLOOR LOUNGE/DINER

32'5" x 11'4" (9.89 x 3.46)

Generous family sized lounge area open to diner with two sliding uPVC doors to a front elevation balcony and the rear garden. Stylish LED electric fire place into chimney breast. Twin central heating radiator present. Dining area to rear complete with feature island dining table.

KITCHEN

11'2" x 18'3" (3.41 x 5.57)

Modern style high gloss kitchen (white) with integrated gas hob and oven with circulation fan over, dishwasher and space for fridge/freezer. Polycarbonate sink with drainer inset into a black marble effect worktop and matt black mixer taps over. Double glazed uPVC window to rear aspect. Under floor heating present.

FIRST FLOOR W/C

3'3",321'6" x 2'9" (1,98 x 0.85)

Accessible from landing offering a low level W/C and sink with mixer taps over, part tiled finish with splash back and double glazed, obscure window to front aspect.

SECOND FLOOR LANDING

Second floor landing open to stairs to loft room and first floor landing. Twin central heating radiator present.

BEDROOM ONE

10'10" x 11'4" (3.32 x 3.47)

Double bedroom to front aspect with double glazed uPVC window. Twin radiator present. Leads to;

ENSUITE

7'8" x 2'9" (2.34 x 0.86)

Shower ensuite accessible from bedroom one complete with low level W/C and sink with base unit and mixer tap over. chrome towel radiator. Double glazed uPVC obscure window to side aspect. Modern fully tiled finish.

BEDROOM THREE

11'0" x 10'4" (3.37 x 3.17)

Double bedroom to rear aspect complete with rear aspect double glazed uPVC window and twin central heating radiator.

BEDROOM FOUR

7'6" x 11'0" (2.31 x 3.37)

Double bedroom to rear aspect complete with uPVC double glazed window and twin central heating radiator.

BEDROOM FIVE/ OFFICE

6'0" x 6'5" (1.85 x 1.98)

Single bedroom to front aspect complete with double glazed uPVC window and twin central heating radiator.

BATHROOM

11'4" x 6'3" (3.46 x 1.92)

Stylish suite offering generous walk in shower, low level W/C and sink with base storage unit and mixer taps over. Chrome towel radiator present. Double glazed uPVC obscure window to side aspect. Modern fully tiled finish.

BEDROOM TWO (Loft)

14'7" x 14'11" (4.45 x 4.56)

Double bedroom in loft space with skylights to rear aspect and storage to eaves. Twin central heating radiator present.

OUTSIDE

FRONT: Balcony area with glass balustrade to front aspect.
REAR: Stylish landscaped rear garden with patio, decked and artificial lawned areas.
PARKING: Single garage with up and over door. Boiler and consumer unit present. Two designated spaces in communal car park.

TENURE

We are advised that this property is FREEHOLD.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(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 ₂) 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

