



## Cefn Adda Close, Offers in the Region of £325,000

- Four Bedroom Detached House
- Two Reception Rooms
- Open-plan Kitchen/Diner
- Enclosed Rear Garden
- Garage and Driveway
- En-Suite to Master Bedroom
- Located Near Well-Regarded Schools and Local Amenities
- Excellent Transport Links To Newport City



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## About the property

Located on the desirable Cefn Adda Close in Newport, this impressive, detached property offers spacious and versatile accommodation. To the front of the home, two generously sized reception rooms provide flexible spaces for relaxing, entertaining, or working from home. To the rear, an open-plan kitchen/diner creates a sociable hub for everyday living, with direct access to the garden from both the dining area and adjoining utility room.

The kitchen leads through to a practical utility space, which in turn provides access to a convenient downstairs WC. Upstairs, the property features three double bedrooms and one single, offering ample space for families or guests. The master bedroom benefits from a private en suite, while a well-appointed family bathroom completes the upper floor.

Externally, the property includes a single garage and a driveway that comfortably accommodates two vehicles. The rear garden is easily accessible and ideal for outdoor entertaining or family play.

Cefn Adda Close is well-positioned within the Gaer area of Newport, offering excellent access to local amenities, schools, and transport links. Families will appreciate the proximity to respected schools such as Maesglas Primary and Ysgol Gyfun Gwent Is Coed. Commuters benefit from easy access to the M4 and Newport city centre, with regular bus services nearby. Local shops, parks, and the Royal Gwent Hospital are all within easy reach, making this a convenient and well-connected location.



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## Accommodation

### Living Room

13' 2" x 10' 8" ( 4.01m x 3.25m )

### Kitchen/Diner

9' 5" x 20' ( 2.87m x 6.10m )

### Utility

6' x 5' ( 1.83m x 1.52m )

### Downstairs Wc

2' 11" x 4' ( 0.89m x 1.22m )

### Reception Room

9' 9" x 10' 8" ( 2.97m x 3.25m )  
Max Measurements

### Bathroom

6' 5" x 8' 2" ( 1.96m x 2.49m )

### Bedroom 1

11' 5" x 12' 11" ( 3.48m x 3.94m )  
Max Measurements

### En-Suite

6' 5" x 5' 4" ( 1.96m x 1.63m )  
Max Measurements

### Bedroom 2

11' 7" x 12' 11" ( 3.53m x 3.94m )  
Max Measurements

### Bedroom 3

9' 11" x 9' 3" ( 3.02m x 2.82m )

### Bedroom 4

8' 3" x 7' 9" ( 2.51m x 2.36m )

### Garage

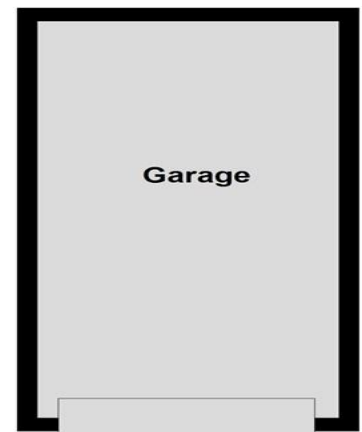
20' x 10' ( 6.10m x 3.05m )



## Floorplan

### Ground Floor

Approx. 72.5 sq. metres (780.5 sq. feet)



### First Floor

Approx. 53.9 sq. metres (580.5 sq. feet)



Total area: approx. 126.4 sq. metres (1360.9 sq. feet)

**1 Cefn Adda Close**

## Important Information

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