Sage & Co.
Property Agents

Carreg Wen , Llandegveth, Newport, NP18 1HX

Guide Price £375,000

GUIDE PRICE: £375,000 - £400,000

NO ONWARD CHAIN - RARE OPPORTUNITY - RURAL LOCATION
This stunning DETACHED, FOUR BEDROOM bungalow offers an abundance of living space, perfect for family living. Boasting a spacious kitchen/diner that's ideal for entertaining, the property also features a light-filled conservatory, providing additional relaxing space and scenic views of the beautiful garden.
The large garden extends to the rear, offering panoramic views of the surrounding countryside.
There is ample space for parking to the front with a spacious driveway and carport.
With generous rooms and a flexible layout, this property provides the perfect blend of comfort, style, and tranquillity.
Viewings are highly recommended! Council tax band G, EPC rating F

Lakeside House, Llantarnam Parkway, Cwmbran, NP44 3GA
Telephone: 01633 838 888 **Email:** cwmbran@sageandco.co.uk

www.sageandco.co.uk

Entrance
Part glazed front entrance door to:

Entrance Hall
Radiator, coving, doors to:

Cloakroom / WC
Low level WC, wall mounted wash hand basin, ceramic tile splashbacks, opaque glazed window to to front, spotlights to ceiling

Reception Area
6'6" x 13'6" (2.00m x 4.14m)
Split level with steps up to living room and bedrooms, doors to:

Bedroom One
13'8" x 11'8" (4.18m x 3.57m)
Double glazed patio doors to front, radiator, coving, door to:

En-suite
Three piece suite comprised: low level WC, vanity wash hand basin, shower cubicle, radiator, opaque double glazed window to front, spotlights to ceiling

Kitchen / Diner
9'7" x 25'10" (2.94m x 7.89m)
Fitted with a range of base and eye level wall units, roll edge work preparation surfaces, inset composite one and a half bowl sink and drainer unit, ceramic tile splash backs, space for gas cooker, filter hood over, space for dish washer, space for fridge / freezer, double glazed window to rear, double glazed window to rear, door to side, door to:

Utility Room
11'1" x 7'4" (3.38m x 2.24m)
Double glazed window to side, plumbing for automatic washing machine, space for tumble dryer

Conservatory
7'10" x 18'3" (2.41m x 5.57m)
Double glazed window to rear and side aspects, part glazed door to rear, two radiators

Living Room
16'11" x 14'3" (5.18m x 4.36m)
Double glazed window to rear and side aspects, two radiators, coving, spotlights to ceiling, feature log burner, door to:

Inner Hallway
Built in storage cupboard, access to loft space, doors to:

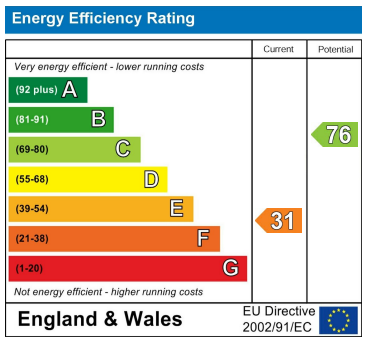
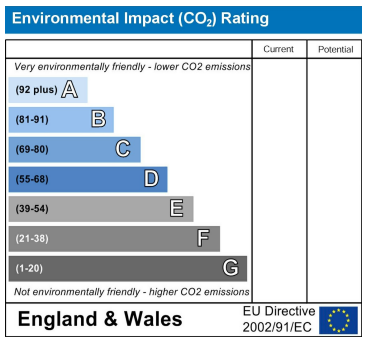
Bedroom Two
14'2" x 10'0" (4.33m x 3.05m)
Double glazed window to side, radiator, coving

Family Bathroom
Panelled bath with ceramic tile splashbacks, low level WC, vanity wash hand basin, shower quadrant, opaque double glazed window to front, spotlights to ceiling, opaque double glazed window to front, towel radiator

Bedroom Three
7'11" x 13'5" (2.42m x 4.09m)
Double glazed window to front, radiator, fitted wardrobe, coving

Bedroom Four
11'1" x 6'11" (3.38m x 2.11m)
Double glazed window to side, radiator, coving

Outside
Front - There is ample parking available through double gates leading to a spacious driveway and carport. The remainder of the front garden is laid to lawn with rear access available from both sides of the property

Rear - A spacious rear garden with panoramic views that is mainly laid to lawn. The remainder is laid to patio which provides the perfect space for hosting family and friends

Tenure
We have been advised that the property is Freehold, to be verified