

Jeffrey Ross

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS



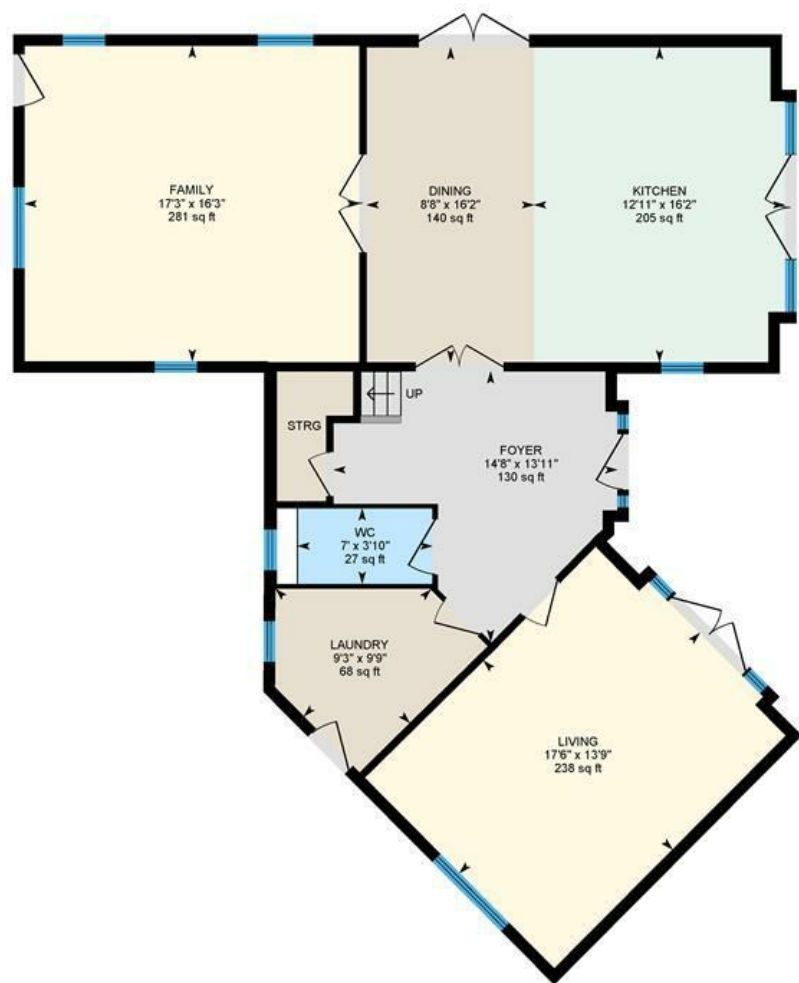
CHURCH LANE  
COEDKERNEW





## Church Ln, Coedkernew, NWP

Main Building: Total Interior Area 2229.88 sq ft



Ground Floor



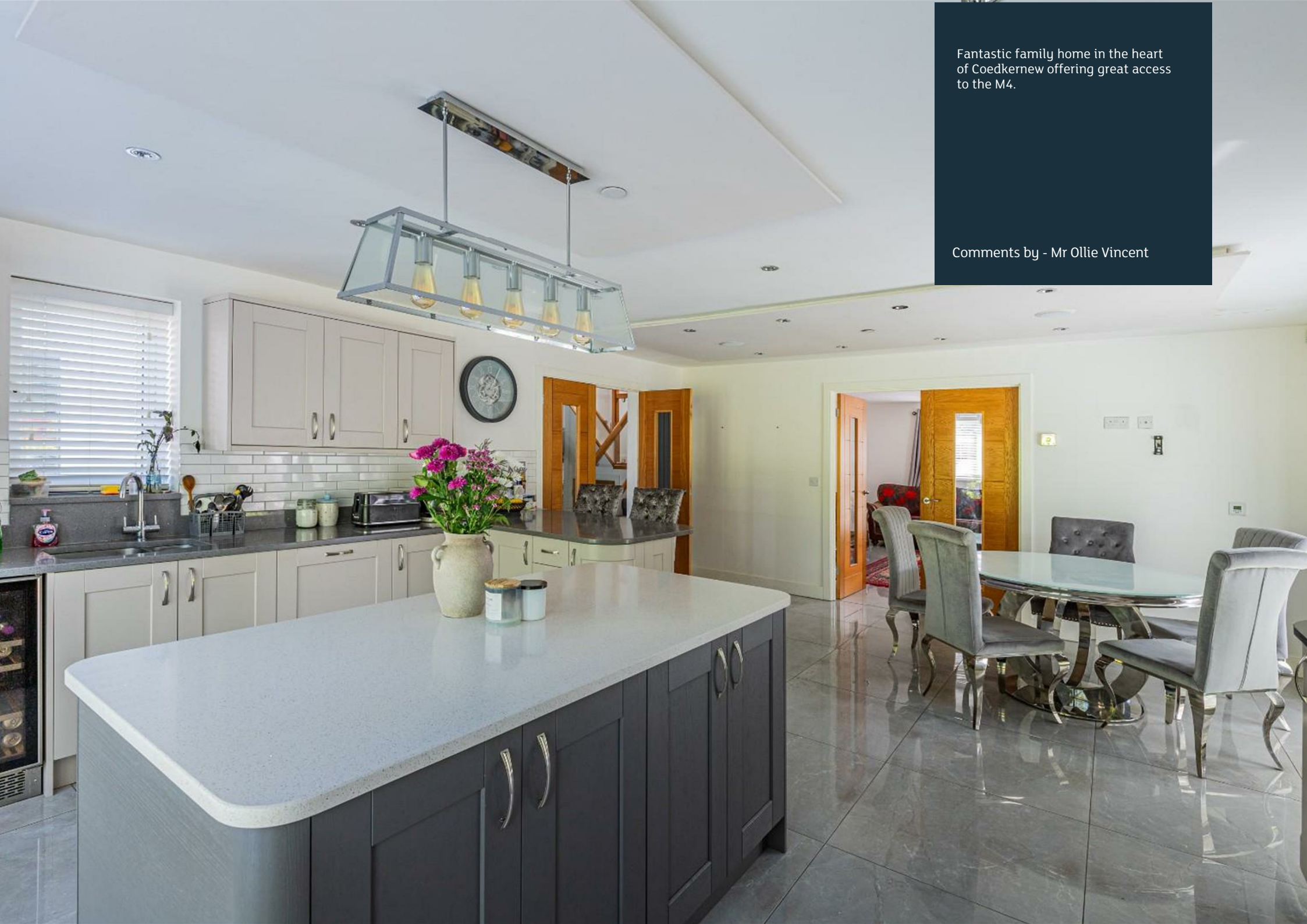
1st Floor





Fantastic family home in the heart of Coedkernew offering great access to the M4.

Comments by - Mr Ollie Vincent



## CHURCH LANE

COEDKERNEW, NP10 8TU - ASKING PRICE - £650,000



4 Bedroom(s)



3 Bathroom(s)



2229.88 sq ft

Welcome to this stunning property located on Church Lane in the charming village of Coedkernew, Newport. This modern detached house boasts a generous 2,230 square feet of living space, offering ample room for comfortable living.

Upon entering, you are greeted by three inviting reception rooms, perfect for entertaining guests or simply relaxing with your family. With four spacious bedrooms and three bathrooms, this property provides both space and privacy for all residents.

Vacant property, with no chain.

This new build property is stylishly designed throughout, ensuring a contemporary and elegant living environment. The beautiful presentation of the house adds to its charm, making it a delightful place to call home.

One of the standout features of this property is its great access to the M4, providing convenient connectivity for commuters or those who enjoy exploring the surrounding areas.

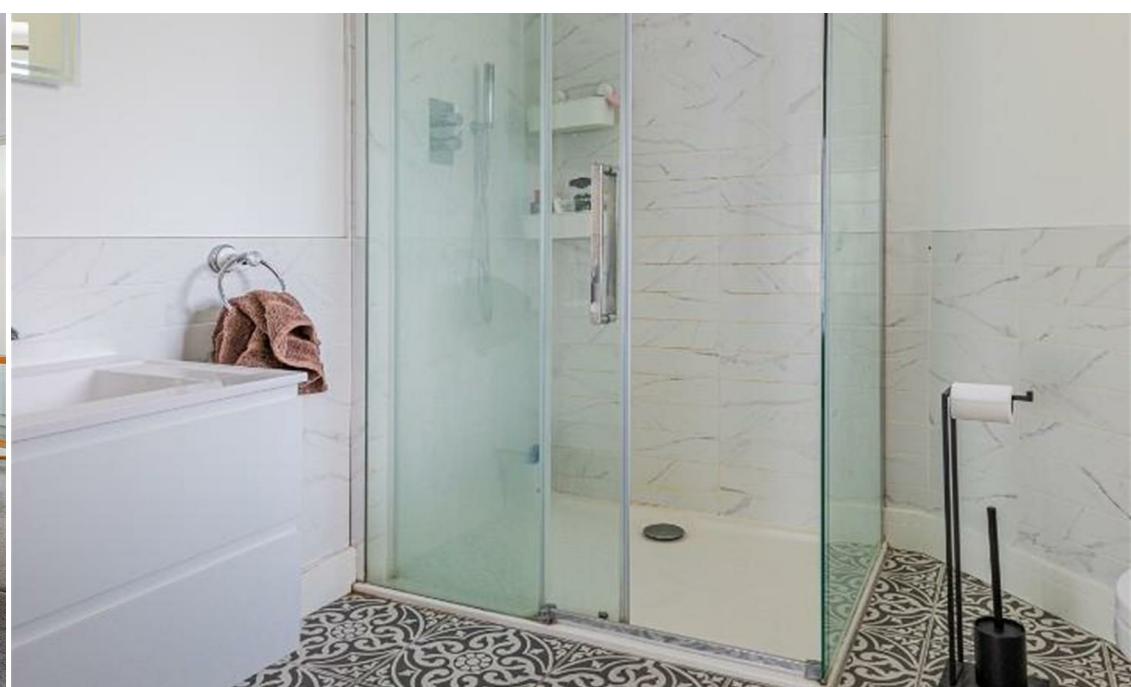
Don't miss the opportunity to own this beautifully presented home in Coedkernew. Contact us today to arrange a viewing and experience the allure of this exceptional property for yourself.

### PROPERTY SPECIALIST

Mr Ollie Vincent  
ollie.vincent@jeffreygross.co.uk







**Entrance Foyer**  
4.47m x 4.24m (14'8 x 13'11)

**Living Room**  
5.33m x 4.19m (17'6 x 13'9)

**Laundry Room**  
2.82m x 2.97m (9'3 x 9'9)

**Downstairs WC**  
2.13m x 1.17m (7' x 3'10)

**Kitchen / Dining room**  
6.10m x 4.93m (20'19 x 16'2)

**Family Room**  
5.26m x 4.95m (17'3 x 16'3)

**To the first floor**

**Landing**

**Bedroom One**  
5.41m x 3.73m (17'9 x 12'3)

**Ensuite**  
2.03m x 1.37m (6'8 x 4'6)

**Wardrobe**

**Bathroom**  
3.71m x 3.76m (12'2 x 12'4)

**Bedroom Two**  
3.40m x 4.95m (11'2 x 16'3)

**Ensuite**  
1.27m x 2.08m (4'2 x 6'10)

**Bedroom Three**  
3.48m x 3.78m (11'5 x 12'5)  
Built in wardrobes

**Bedroom Four**  
2.87m x 4.98m (9'5 x 16'4)

**Garden**

Surrounds the property, low maintenance garden the rear and side. Private front garden

**Tenure**

We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.

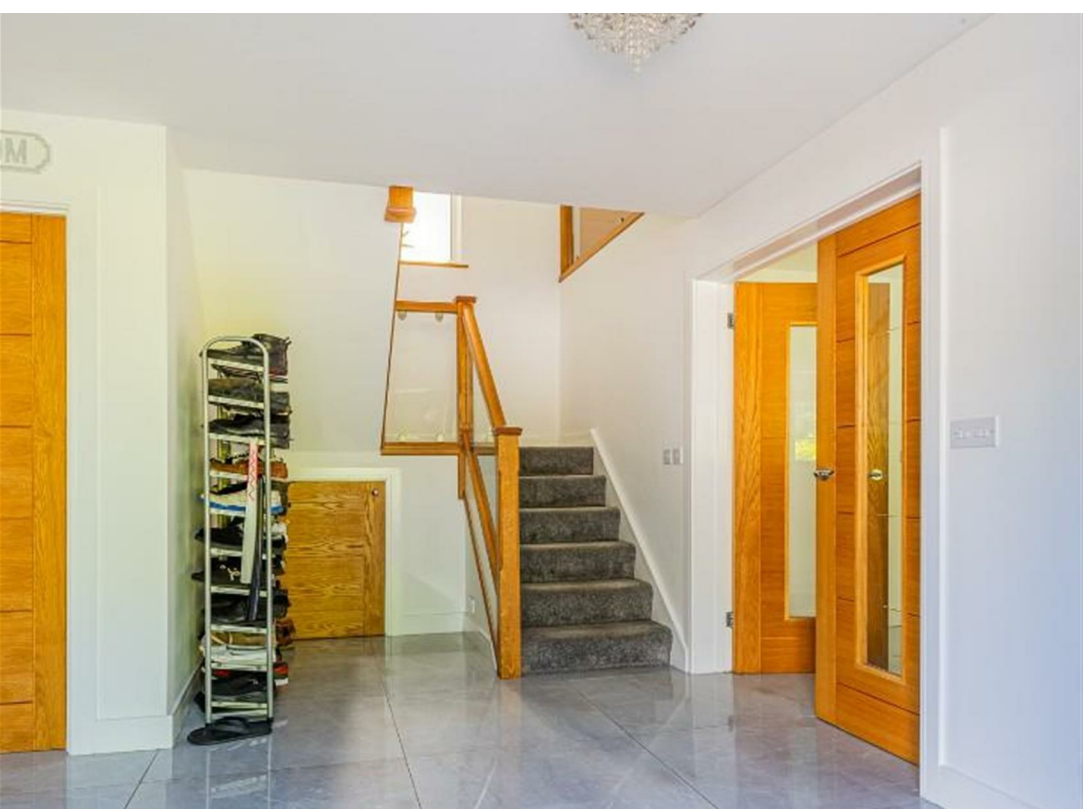
**Council Tax**

Band - G

**Additional Information**

Built in 2020 - 4 years old.  
Property sold with a 10 year warranty. (6 years remaining)





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		86	91
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	







