

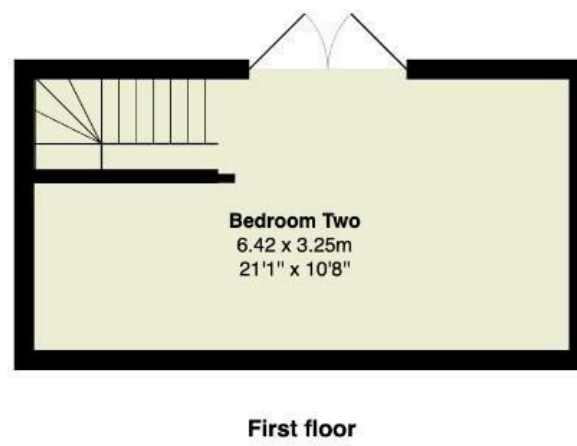
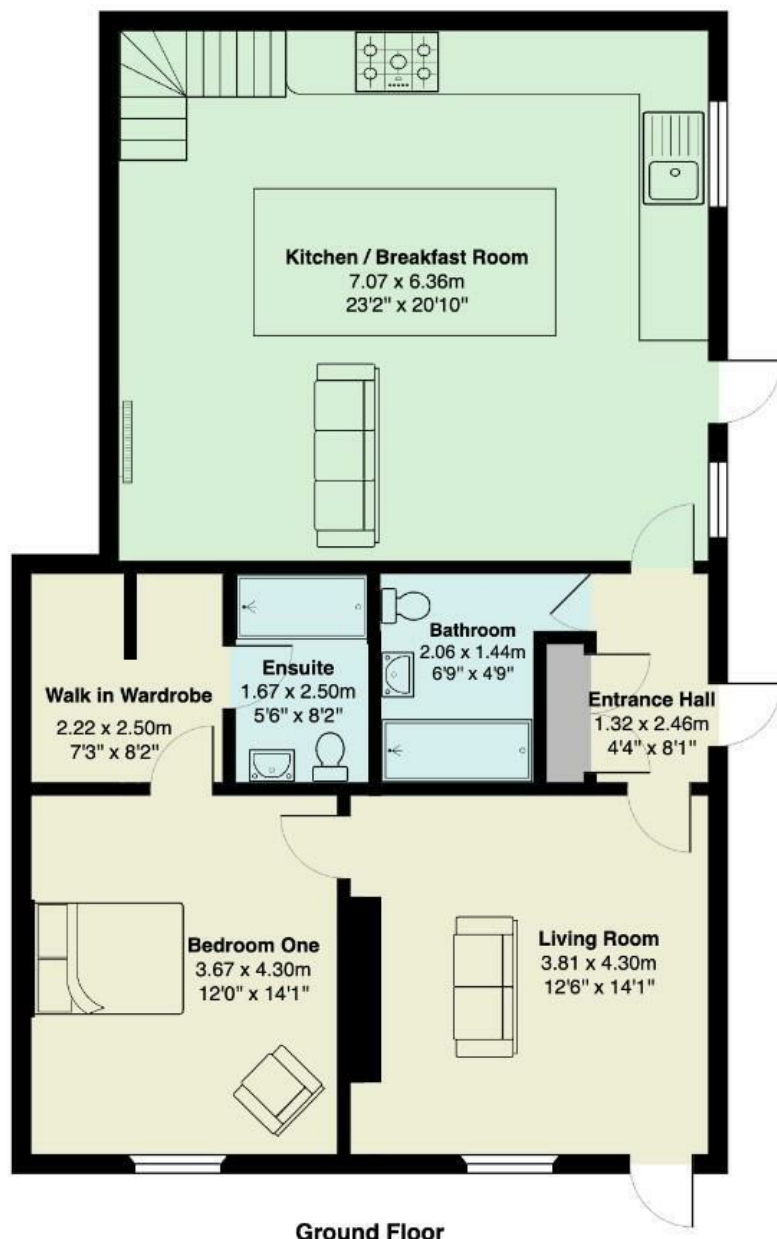
Jeffrey Ross

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS



THE ROW  
DRAETHEN





**"The Row" Draethen**  
 Total Area: 123.5 m<sup>2</sup> ... 1329 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only





This is a beautiful home in the heart of the South Wales Countryside. A stunning 2- Bed bungalow with a number of original features. This has been renovated in such a sensitive and thoughtful way, to showcase the juxtaposition of old and new. You must go and view this property... Its a once in a lifetime opportunity to purchase a home in the sort after village of Draethen.

Comments by - Mr Ollie Vincent



## THE ROW

DRAETHEN, NP10 8GD - ASKING PRICE - £475,000



2 Bedroom(s)



2 Bathroom(s)



1329.00 sq ft

Nestled in the picturesque village of Draethen, this charming Grade 2 Listed, 2-bedroom semi-detached bungalow is a true delight waiting to be explored. The property, located on The Row in Draethen, Newport, offers a unique blend of modern comfort and historic charm.

Upon entering, you are greeted by the incredible wood flooring, original stone walls and oak beams that exude character and warmth. The high vaulted ceilings in the living room create a sense of spaciousness, while the woodburner adds a cozy touch perfect for winter evenings. The stable doors add a quaint charm to the living space, making it truly inviting.

The kitchen is a culinary dream with a spacious layout and a large central island, ideal for preparing delicious meals after a day of exploring the beautiful countryside that surrounds the village. The main bedroom is a luxurious retreat with a walk-in wardrobe and a beautifully appointed ensuite bathroom.

The family bathroom is equally impressive with its stylish dark green tiles and elegant golden fixtures. The second bedroom, located on a mezzanine above the kitchen, with double doors opening to views of the large terraced garden.

This Grade 2 Listed bungalow has been thoughtfully renovated to preserve its original features while offering a modern and functional living space. The seamless blend of old and new creates a stylish and comfortable home that is truly one-of-a-kind. There is underfloor heating throughout the property fueled by an air source heat pump.

Living in Draethen offers the best of countryside living with stunning scenery all around. Despite its tranquil setting, the village provides easy access to Cardiff, Newport and Caerphilly, making it a perfect retreat for those seeking a peaceful lifestyle without compromising on convenience.

Don't let this opportunity pass you by. Embrace the tranquillity and beauty of Draethen while enjoying the comfort and elegance that this Grade 2 Listed Bungalow has to offer.

### PROPERTY SPECIALIST

Mr Ollie Vincent  
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**Entrance Hallway**

1.32 x 2.46 (4'3" x 8'0")

**Living Room**

3.81 x 4.30 (12'5" x 14'1")

**Bedroom One**

3.67 x 4.30 (12'0" x 14'1")

**Walk in Wardrobe**

2.22 x 2.50 (7'3" x 8'2")

**Ensuite**

1.67 x 2.50 (5'5" x 8'2")

**Family Bathroom**

2.06 x 1.44 (6'9" x 4'8")

**Kitchen / Dining Room (Open Plan)**

7.07 x 6.36 (23'2" x 20'10")

**Bedroom Two**

6.42 x 3.25 (21'0" x 10'7")

**Garden**

Large, Terraced 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 D

**School Catchment**

Welsh Medium Primary School : Y.G.G. CAERFFILI  
 Welsh Medium Secondary School : Y GWYNDY - YSGOL GYFUN CWM RHYMNI

English Medium Primary School : RHYDRI PRIMARY  
 English Medium Secondary School : ST. MARTINS COMPREHENSIVE SCHOOL

**Additional Information.**

Driveway Parking for 2 Cars  
 Full Renovation  
 Full Rewire  
 Brand New Kitchen  
 Brand New Bathrooms















