

# H & H

HOUSE & HOME  
PROPERTY AGENTS



## Le Noyer Upper Road Llandevaud, Newport, NP18 2AD

£554,950



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## Description

Deceptively spacious, Le Noyer has been sympathetically extended and refurbished to high standard throughout by the current owners. There is a 25' reception hall, stunning open plan kitchen dining room with solid granite work surfaces, utility room, generous living room, snug/bedroom five, bedroom four and ground shower room. To the first floor, superb main bedroom with far reaching views, dressing area and en-suite dressing room plus two further double bedrooms and bathroom. Outside, tandem garage with remote electric door and ample parking for 4-6 vehicles depending on size. To the rear of the property, private, generous, mature rear garden with far reaching views. Further more This flexible accommodation, lends itself perfectly for multi generational living.

The sought after and pretty village of Llandevaud is conveniently located just off the A48 between Newport and Chepstow enjoying excellent road access from the Coldra roundabout into Newport, via the A449 to Monmouth and northwards the M50 to the Midlands, whilst in a westerly direction the M48 leads into Cardiff and South Wales. At Magor the Severn Bridge gives access into Avonmouth, Bristol and the West Country as well as the motorway networks including the M32, M5 and M4.

## Reception Hall

25'29 (7.62m)

Approached via composite panelled door with double glazed inserts. Coved an plain ceiling with inset spotlighting. Solid oak flooring throughout. Cloaks cupboard and further understairs storage cupboard. Two victorian style radiators. Stairs to first floor landing. Doors off.

## Kitchen/Dining Room

22'90 x 11'33 (6.71m x 3.35m)

Inset spotlighting to plain ceiling. The kitchen area is fitted with a matching range of shaker style base and eye level storage units all with solid granite work surfaces with complimentary upstands. One and half bowl sink and mixer tap set in work surface. Breakfast bar with space for 3-4 people. Smeg range cooker to remain with double oven and grill, plus five ring gas hob. Glass splash back and stainless steel extractor hood over. Integrated fridge freezer and dishwasher. Open to dining area, Tiled floor throughout. Victorian style radiator. UPVC double glazed window to front elevation with views. UPVC double glazed french doors and windows to rear.

## Utility Room

7'28 x 5'55 (2.13m x 1.52m)

Coved and plain ceiling. Fitted with a matching range of base and eye level storage units all with granite effect work surfaces and complimentary upstands. One and half bowl stainless steel sink and mixer tap set into work surface. Plumbing and space for auto washing machine and tumble dryer. Tile effect flooring. Panelled radiator. UPVC double glazed window to rear elevation.

## Living Room

18'22 x 11'29 (5.49m x 3.35m)

Coved and plain ceiling with inset spotlighting. Wrought iron wood burner with slate hearth and feature floating oak lintel. Oak flooring. Two victorian style radiators. UPVC double glazed window to front elevation with views.

## Bedroom Four

11'88 x 11'18 to recess (3.35m x 3.35m to recess)

Coved and plain ceiling with inset spotlighting. Two built in wardrobes. Oak flooring. Victorian style radiator. UPVC double glazed windows to side and rear elevation.

## Snug/Bedroom Five

11'73 to recess x 11'34 (3.35m to recess x 3.35m)

Coved an plain ceiling with inset spotlighting. Range of built in storage units. Oak flooring. Victorian style radiator.

## Ground Floor Shower Room

Inset sensor spotlighting to plain ceiling. Low level W.C. with concealed cistern and dual push button flush. Wash hand basin with chrome mixer tap. Walk in double enclosure with mains fed rainwater head shower and separate shower attachment. Chrome towel radiator. Full tiling to walls. Tiled floor. UPVC double glazed opaque windows to front and side elevation.

## First Floor Stairs and Landing

Inset spotlighting to plain vaulted ceiling. Access to eves storage. Double glazed Velux window to rear. Doors off.

## Bedroom One

25'19 to include dressing area x 14'29 (7.62m to include dressing area x 4.27m)

Plain vaulted ceiling with inset spotlighting. Two access points to eaves storage. Victorian style radiator. Two double glazed Velux roof windows with blinds and views to side elevation. UPVC double glazed window to front elevation with far reaching views.

## Dressing Area

Two built in wardrobes. Door to en-suite shower room. Open to bedroom One.

## En-Suite Shower Room

Inset spotlighting and extractor to plain ceiling. Modern white suite to include low level W.C. with dual push button flush. Wash hand basin and chrome mixer tap set over vanity storage unit. Double walk in enclosure with rainwater head shower and separate shower attachment. Full tiling to walls. Tiled floor. Chrome towel radiator. Double glazed Velux window to side elevation.

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### Bedroom Two

12'01" x 11'21" (3.68m x 3.35m)

Plain vaulted ceiling with inset spotlighting. Victorian style radiator. Double glazed Velux window with blind to rear elevation. UOVC double glazed window to front elevation with far reaching views.

### Bedroom Three

13'5" x 11'4" (4.09 x 3.46)

Plain vaulted ceiling with inset spotlighting. Victorian style radiator. UPVC double glazed window to rear overlooking the generous gardens.

### Bathroom

Inset sensor lighting and extractor to plain ceiling. Low level W.C. with concealed cistern and dual push button flush. Wash hand basin with chrome mixer tap set over vanity storage unit. Shower bath with electric shower over. Full tiling to walls. Slate tiling to floor. Chrome towel Radiator. Double glazed Velux roof window to side elevation.

### Tandem Garage

28'8" x 8'3" (8.76 x 2.54)

Remote electric roller door. Power points and lighting. Window to rear. Double doors to rear garden.

### Parking

Driveway parking to front elevation 4-6 depending on size. With lighting.

### Gardens

To the front elevation, beautifully stocked and maintained beds and borders. Footpath and gate to the side of the property leads to the generous landscaped rear garden which are of a sunny and private nature. Full with patio with stocked border. Outside lighting and tap. Access to the kitchen dining room and garage. Steps up to large raised flagstone seating area which enjoys a great deal of sunshine

throughout the day and is of a private nature. Footpath from this area leads to a level lawn area with well stocked beds and borders from this area further lawn area with mature walnut and apple tree. Garden shed to remain. Stunning far reaching views. Mature hedge to boundary. Backing onto fields at the rear.

### Material Information

All mains services are connected.

We are informed the property is of standard construction.

Broadband and mobile coverage.

Please check the Ofcom website for broadband and mobile coverage: <https://checker.ofcom.org.uk/>

### Council Tax Band - F

### Tenure - Freehold

### Agents Note

Please be advised under the 1976 Estate Agency Act a member of staff or associate has an interest in the sale of this property.



## Road Map



## Hybrid Map



## Terrain Map



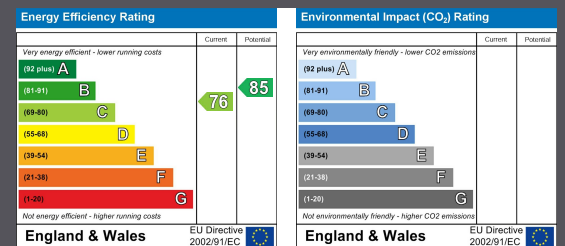
## Floor Plan



## Viewing

Please contact our House and Home Property Agents Office on 01291 418418 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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