



Your Logo



Llandeuvod, Newport, NP18 2AE

Guide Price £1,400,000

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Ref: LH0720

### Proceedable Viewings only

Located in the quiet village of Llandeudaud, this innovative seven bedroom home is nestled in the beautiful countryside. The home offers a short commute to Newport, Cardiff and Bristol with convenient easy access to the M4.

The house was designed and built by the current owner with its unique design. Ideal for families, the property is also perfect for hosting large gatherings and entertaining with its spacious open-plan living spaces. Most of the lower floor bedrooms boast bi-fold opening doors onto the garden. The gardens offers plenty of natural light plus the peace of the countryside.

This impressive home with gated entry is finished to a high specification. All bedrooms have en-suite bathrooms, Cat 5 wiring throughout, underfloor heating and security system. There is wood flooring throughout, with tiled floors to the bathrooms. There is also a spacious rooftop terrace with Countryside views.

### **Kitchen - 16.46m x 8.13m (54'0" x 26'8") (Inc Sitting area/snug )**

Door from front parking area into the open plan kitchen with large island being the focal point.

The kitchen is fitted with sleek wall and base cupboards, fitted integral appliances such as double oven, Microwave, Coffee machine, Plate warmers, fridge freezer, two dish washers, boil tap, hob to the Island with in built wok and electronic extractor.

Stretching the full length of the kitchen is bifold doors leading to a balcony that shows off the stunning views across the countryside as well as the properties rear garden.

To the corner of the kitchen is a stunning spiral stair leading to the lower floor and upper floor.



For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.  
Produced for Lynda Hughes (eXp). REF: 1296074

- Driveway for multiple parking
- Electric entrance gates
- Underfloor heating
- CAT 5
- Games room and Bar
- Double garage currently used as a gym
- Zoned alarm system
- Bifold doors in majority of rooms
- Laundry room
- High spec throughout the house



Energy Efficiency Rating		
	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92+) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>	84	86
<p><b>England, Scotland &amp; Wales</b></p> <p>EU Directive 2002/91/EC</p>		