



Blacksmith Court
Blacksmiths Way | Coedkernew | Newport | NP10 8TR

FINE & COUNTRY



Step inside

Blacksmith Court

Welcome to Blacksmiths Court, an exceptional detached family residence located in the sought-after area of Coedkernew. Set back from Blacksmiths Way and accessed via electric gates, this property offers a tranquil and secure retreat while providing easy access to Newport, Cardiff, and the M4. This makes it ideal for those commuting to local hospitals, the Capital, London, or Bristol. With the forthcoming Cardiff Parkway line, travel convenience is set to improve even further.

As you enter through the gates, you'll be greeted by a substantial front garden, predominantly laid to lawn, and a hard-standing area capable of accommodating up to six or seven vehicles. There's a unique potential for building an additional detached property on the expansive plot, subject to planning permissions, making this a versatile investment opportunity.

Step inside:

Blacksmiths Court has been carefully refurbished by the current owners. The welcoming hallway, with its bright and airy ambiance, features large porcelain tiled floors that extend throughout the ground floor. To the right, a particularly spacious living room benefits from double aspect windows and patio doors, flooding the space with natural light and providing a seamless connection to the outside.

The ground floor also offers a convenient wc, a home office that could be used as a playroom or additional sitting room, and an impressive kitchen and dining area. The kitchen boasts integrated appliances and white high-gloss units with rose trims, perfectly complemented by the adjoining dining area. Two additional utility rooms cater to your practical needs, one serving as a secondary kitchen and laundry space and the other as a dedicated laundry room.



The main house's upper floors provide ample space and privacy. The first floor hosts two double bedrooms, both with en-suite facilities, while the second floor offers an additional en-suite bedroom and another double bedroom, making this home perfect for larger families.

Versatile Annexe:

The property features an integrated annexe, accessible via the laundry room or a separate entrance at the front, ideal for multi-generational living. The annexe includes a spacious open-plan kitchen and living room with modern fittings, tiled floors, and large patio doors leading to the front garden. Upstairs, you'll find a comfortable double bedroom and a shower room.







Step outside

Blacksmith Court

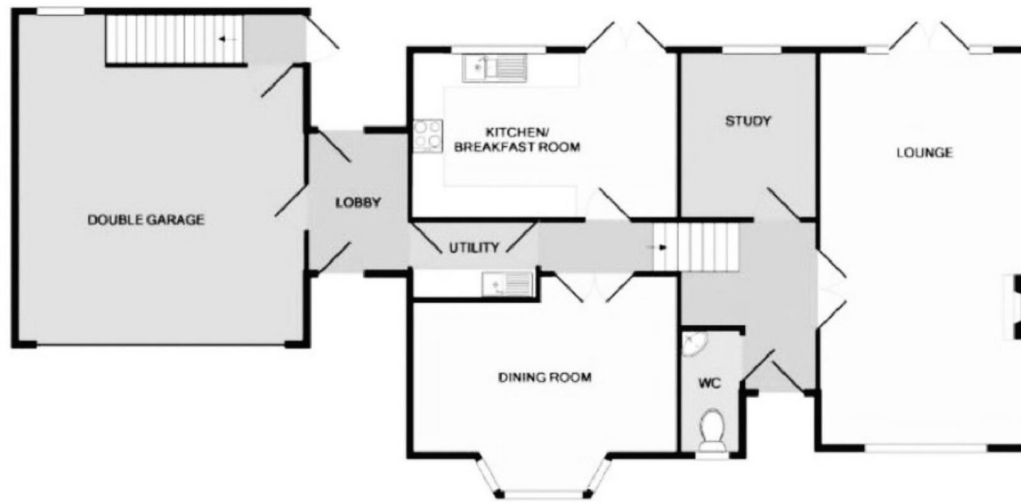
The rear garden, features a lawned area and patio. This south-facing garden is exceptionally private, with no neighbouring properties overlooking it, offering a peaceful space for relaxation and entertaining.

Coedkernew is a vibrant and desirable location, perfect for family living. You'll find excellent local schools, including Tredegar House National Trust park, St Mellons Golf Club, and various riding schools, pubs, and supermarkets nearby. The property's excellent road links further enhance its appeal, making it a prime choice for those looking for convenience and community.

DIRECTIONS

What3words: ///grabs.cluttered.educates





GROUND FLOOR



1ST FLOOR

Postcode: NP10 8TR | Tenure: Freehold | Tax Band: H | Authority: Newport | Heating: Gas | Drainage: Mains



*Internet speed according to the BT Availability Service using the postcode and landline
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