

crook & blight

moving on

Heatherdene Glasllwch Lane Newport, NP20 3PS



£595,000

TRULY STUNNING PERIOD HOUSE

FOUR DOUBLE BEDROOMS

SUPERB KITCHEN BREAKFASTROOM

TWO STYLISH BATHROOMS

LONG DRIVEWAY TO GARAGE

EXCEPTIONAL LOCATION CLOSE TO M4

TWO LARGE RECEPTION ROOMS

GROUND FLOOR CLOAKROOM

OUTSTANDING LARGE LAWNED GARDENS

SUPERBLY REFURBISHED

Bank Buildings 67 Bridge Street, Newport, NP20 4AQ
Tel: 01633 222333 Email: sales@crookandblight.com
www.crookandblight.com

A truly stunning, spacious period house set in large lawned gardens offering four double bedroom, two bathroom accommodation in this exceptionally sought after location on one of Newport's most sought after roads just a short drive from the M4 & city centre.

ACCOMMODATION

Porch

Glazed entrance door, period tiled floor, glazed door to;

Hallway

Stunning hallway with feature period staircase, period tiled floor and understairs storage cupboard.

Cloakroom

uPVC double glazed side window, w.c. and quarry tiled floor.

Living Room 22' 0" x 14' 0" (6.70m x 4.26m)

Stunning double size reception room with uPVC double glazed French doors to the front and rear, wood burning stove and engineered wood flooring.

Sitting Room 14' 9" x 13' 6" (4.49m x 4.11m)

Attractive second reception room with uPVC double glazed front bay window, engineered wood flooring and ceiling cornice.

Kitchen Breakfastroom 17' 3" x 13' 3" (5.25m x 4.04m)

Superb kitchen breakfastroom fitted with a stylish range of units and work surfaces, tiled surrounds, inset circular stainless steel drainer sink unit with mixer tap, four ring Gorenje hob and stainless steel double Bosch oven, integrated fridge freezer, integrated dishwasher, integrated washing machine, tiled floor, inset ceiling spotlights, Worcester gas fired combination boiler and uPVC double glazed patio doors to rear garden.

First Floor Landing

Superb landing with feature balustrade and newel post, uPVC double glazed stained glass side window and pull down ladder access to a large loft room with two double glazed Velux windows and superb potential.

Bedroom 1 14' 3" x 13' 6" (4.34m x 4.11m)

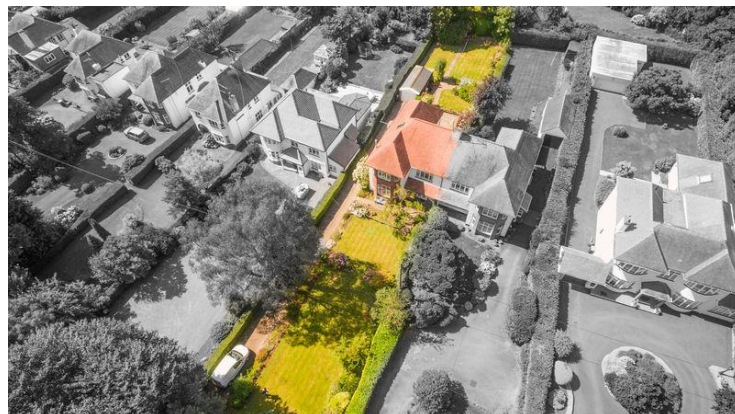
Master bedroom with uPVC double glazed front bay window.

Bedroom 2 14' 0" x 10' 9" (4.26m x 3.27m)

Large second bedroom with uPVC double glazed rear window.

Bedroom 3 14' 0" x 10' 9" (4.26m x 3.27m)

Third spacious bedroom with uPVC double glazed front window and period fireplace.



Bedroom 4 9' 9" x 8' 3" (2.97m x 2.51m)

Double guest bedroom with uPVC double glazed rear window,

En-Suite

Stylish en-suite with low level w.c. and wash hand basin with tiled surrounds, shower, tiled floor, inset ceiling spotlights, chrome heated towel rail, uPVC double glazed rear window.

Family Bathroom

Stunning, spacious bathroom with feature free standing bath, low level w.c. and wash hand basin, wet room style shower, fully tiled walls and floor, inset ceiling spotlights, chrome heated towel radiator, uPVC double glazed side window.

Outside

Stunning large lawned front and rear gardens with flower and shrub borders and attractive seating area. Long side driveway to detached garage and further parking area adjoining to the lane.







Energy Performance Certificate

Heatherdene, Glasllwch Lane, NEWPORT, NP20 3PS

Dwelling type: Semi-detached house
Date of assessment: 24 August 2016
Date of certificate: 24 August 2016
Reference number: 2948-1004-7228-4666-8994
Type of assessment: RdSAP, existing dwelling
Total floor area: 161 m²

Use this document to:

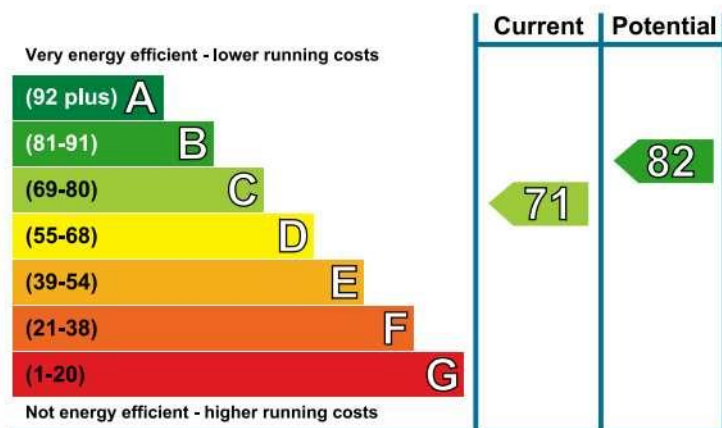
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,222
Over 3 years you could save	£ 555

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 324 over 3 years	£ 249 over 3 years	
Heating	£ 2,412 over 3 years	£ 2,151 over 3 years	
Hot Water	£ 486 over 3 years	£ 267 over 3 years	
Totals	£ 3,222	£ 2,667	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 117
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 183
3 Low energy lighting for all fixed outlets	£25	£ 63

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call **0300 123 1234** (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.