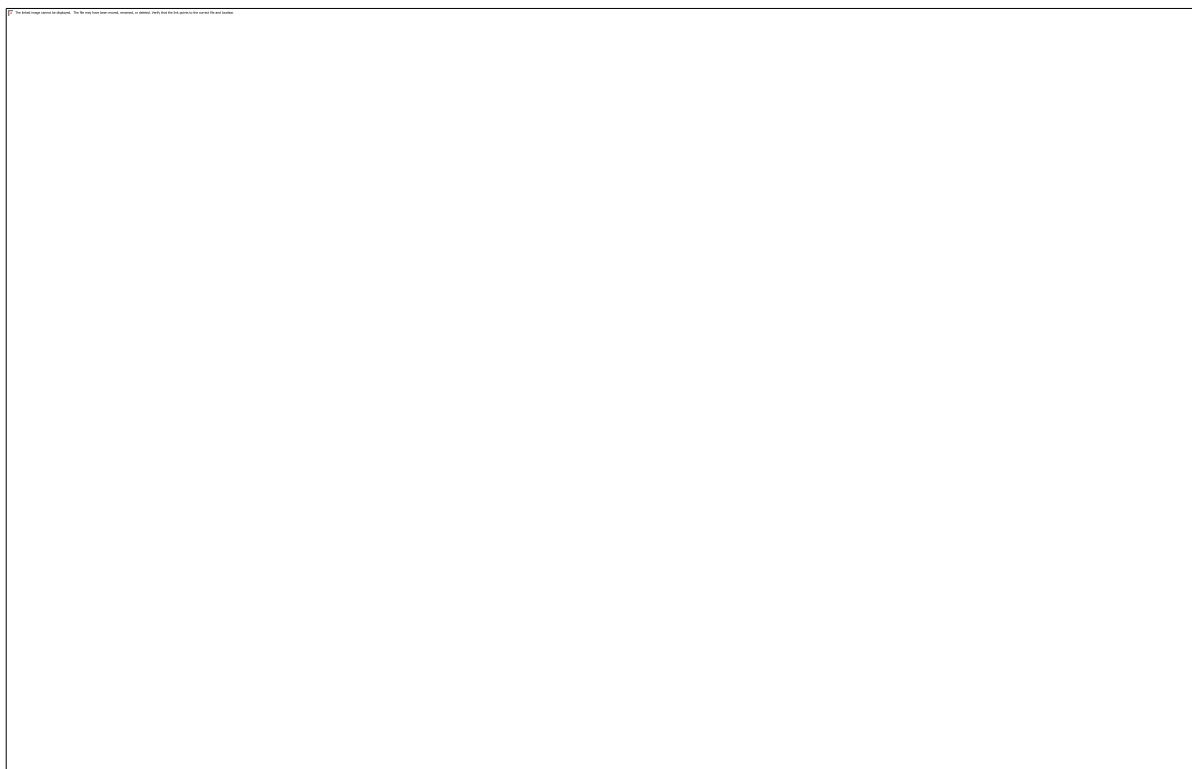


**Llandenny Edward VII Avenue
Newport, NP20 4NF**



Guide Price £250,000

**SUPERB RENOVATED THREE/FOUR BEDROOM
DETACHED PROPERTY**

**DELIGHTFUL 30ft DOUBLE RECEPTIONROOM with
VERANDA**

CONSERVATORY

TOTALLY REFURBISHED AND REDESIGNED

EXCELLENT OFF ROAD PARKING

MOST SOUGHT AFTER RESIDENTIAL AREA

**SUPERB LUXURY KITCHEN BREAKFASTROOM WITH
MIELE APPLIANCERS**

WET ROOM AND TWO BATHROOMS

ATTRACTIVE MATURE GARDENS

IMMEDIATE VACANT POSSESSION

Outstanding deceptively spacious well proportioned THREE or FOUR BEDROOM detached property which has been renovated and modernised to the highest possible standards. Attractive mature gardens with good off road parking. Most sought after residential area close to main bus services.

ACCOMMODATION

Porch ()

Entrance Hall ()

Feature oak entrance door with leaded lights, oak flooring, coved ceiling, vintage style radiator.

Reception Hall 3.89m x 2.74m (12' 09" x 9' 0")

Superb oak dog leg staircase with spindled balustrade and newel posts, oak flooring, low voltage lighting, ceiling cornice, understairs cupboard, oak internal doors, architraves and skirtings.

Double Reception Room 9.14m x 4.95m Max (30' 0" x 16' 03" Max)

Outstanding open plan double reception room with good size living and dining areas. Attractive contemporary stone fireplace with feature stainless steel inset and slate hearth, gas coal fire, double glazed stain glass side window, double glazed leaded front windows, three vintage style radiators, wired for two ceiling lights, ceiling cornice, low voltage lighting, double glazed leaded door to:-

Livingroom Area ()

Dining Area ()

Veranda ()

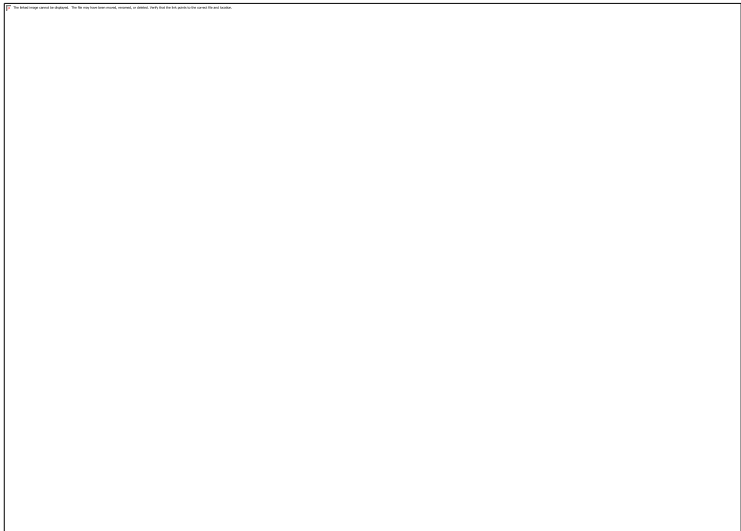
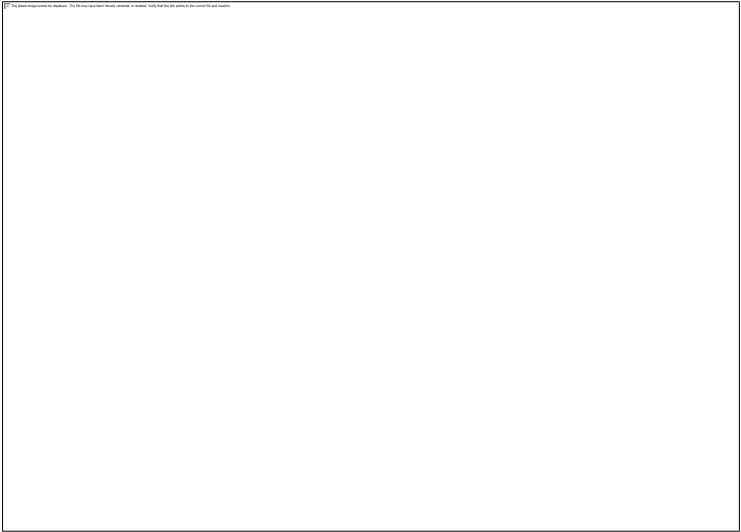
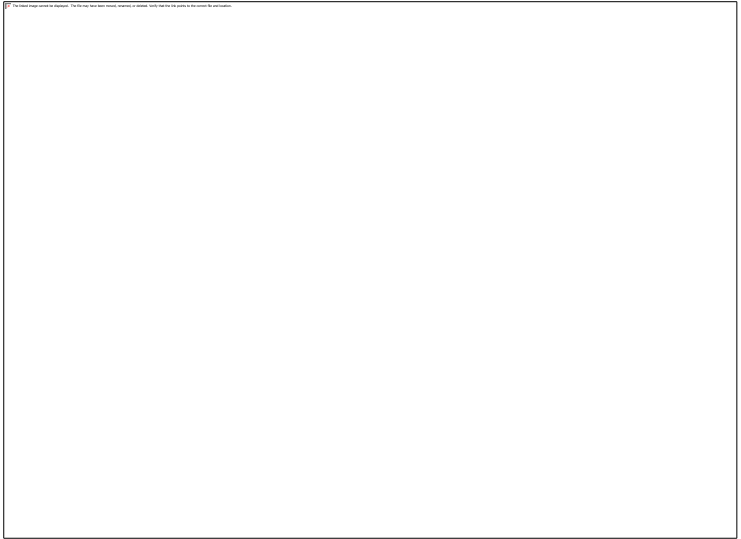
Attractive veranda enjoying a very pleasant outlook over the garden, quarry tiled floor.

Conservatory 3.66m x 3.05m (12' 0" x 10' 0")

Double glazed conservatory and garden room with stain glass leaded door to garden, ceramic tiled floor with underfloor heating, low voltage lighting, vaulted ceiling with two Velux double glazed roof lights, vintage style area.

Kitchen Breakfastroom 8.46m x 3.96m Max (27' 09" x 13' 0"Max Max)

Superb L-shaped luxury kitchen breakfastroom fitted with an extensive range of quality cream colour finished floor and wall cupboard and drawer units, granite work surfaces and up stands, inset stainless steel drainer sink unit with mixer tap, Miele ceramic four ring hob, Miele stainless steel cooker hood over, built-in Miele oven, warming drawer, built-in microwave, integrated Fisher & Paykel double dish washer, integrated fridge and freezer, ceramic



tile floor with underfloor heating, Miele wine chiller, low voltage lighting, double glazed side and rear windows, large dining and breakfast area, two vintage style radiators.

Kitchen Area ()

Kitchen (2nd view) ()

Utility Area ()

Halstead gas fired boiler, ceramic tiled floor, plumbed for washing machine, vented for tumble dryer, low voltage lighting, double glazed door.

Bedroom or Diningroom 4.19m x 3.58m (13' 09" x 11' 09")

Attractive feature stone fire surround with feature stainless steel inset and marble hearth, gas coal fire, double glazed leaded front and side windows, vintage style radiator, ceiling cornice, oak flooring, low voltage lighting.

Wet Room 2.51m x 1.83m (8' 03" x 6' 0")

Full ceramic tiled surrounding walls, quality Villeroy Boch white suite, pedestal wash basin, close coupled w.c., low voltage lighting, ceiling cornice, double glazed window, shaver point.

First Floor ()

Attractive landing.

Half Landing ()

Stain glass leaded feature window.

Bedroom 1 3.81m x 3.35m Min (12' 06" x 11' 0"Min Min)

Built-in wardrobes, double glazed leaded windows, radiator, access to eaves.

En Suite Bathroom ()

Classic white Villeroy & Boch luxury suite with full ceramic tiled surrounding walls, panelled bath with mixer shower over, wash basin in vanity unit, close coupled w.c., separate step-in shower, ceramic floor with underfloor heating, low voltage lighting, Velux double glazed roof light, shaver point, chrome radiator rail.

Bathroom (2nd view) ()

Bedroom 2 3.35m x 3.20m (11' 0" x 10' 06")

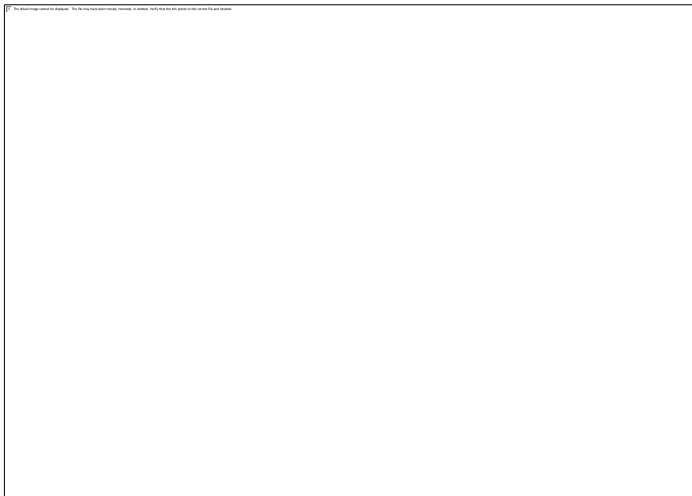
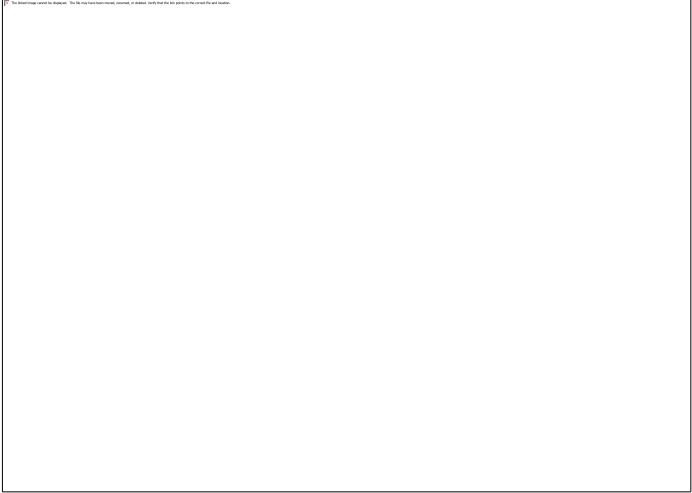
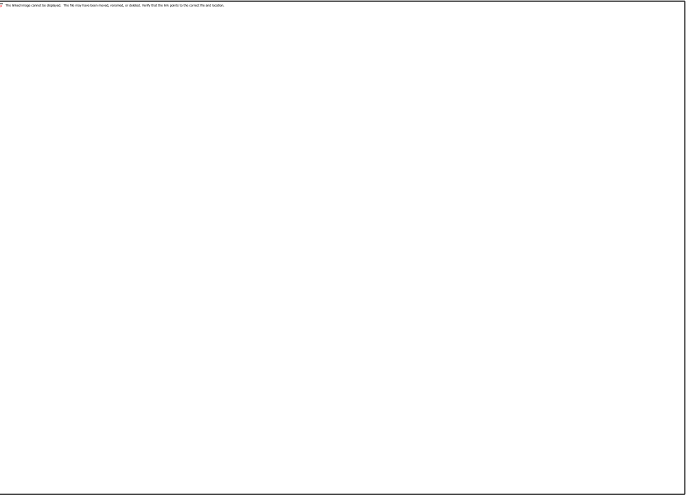
Double glazed leaded front window, wood laminate floor, double wardrobe, low voltage lighting, vintage style radiator.

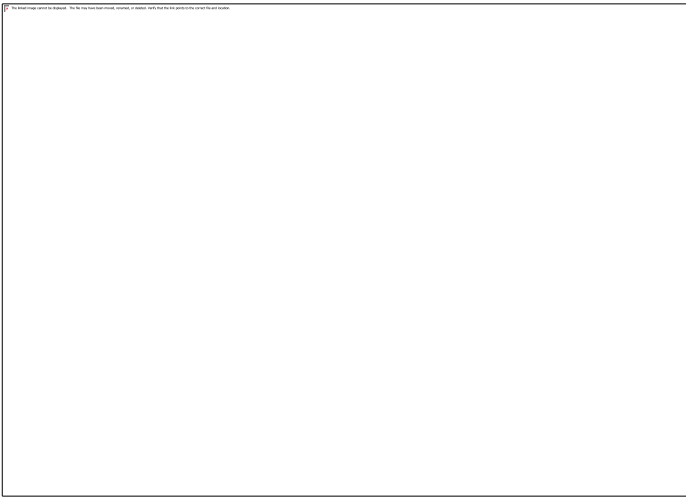
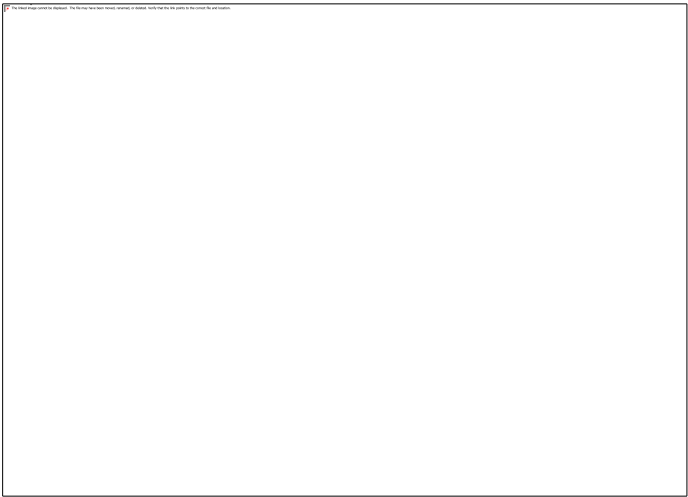
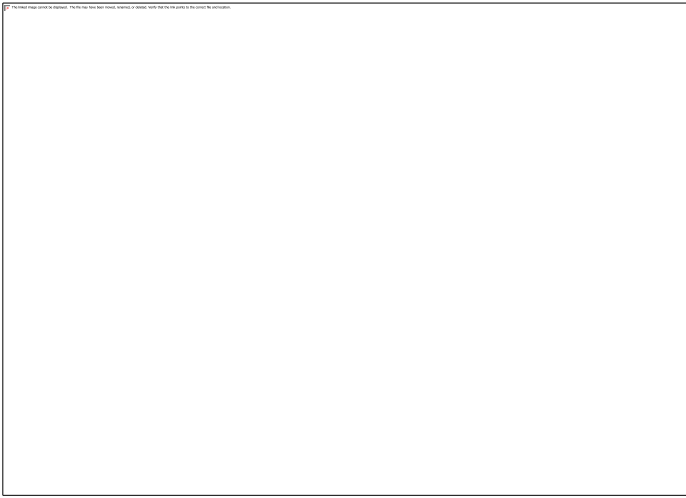
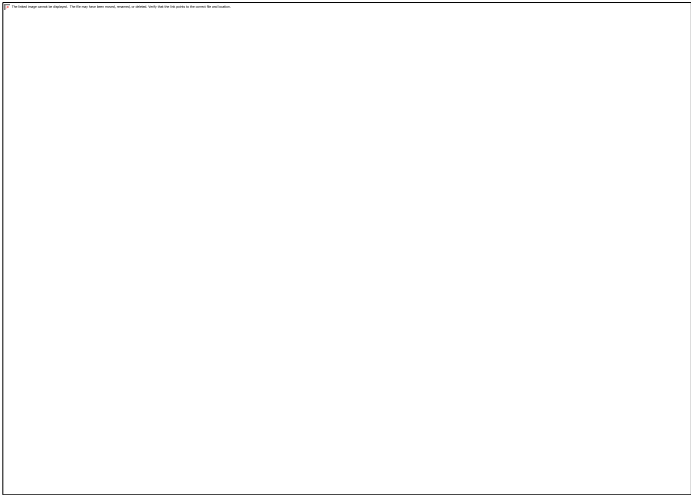
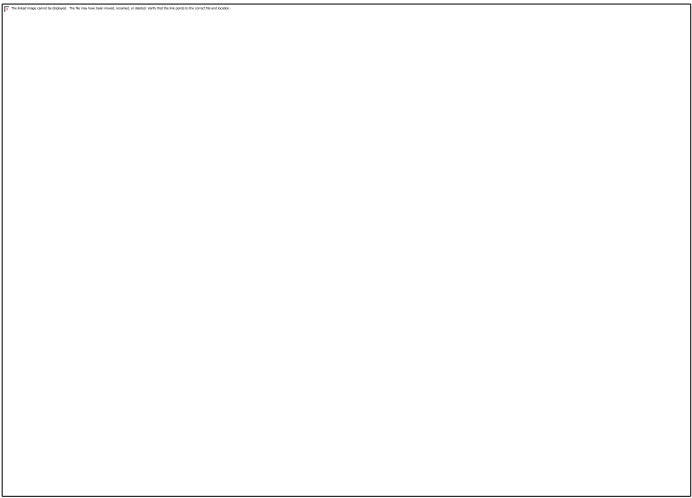
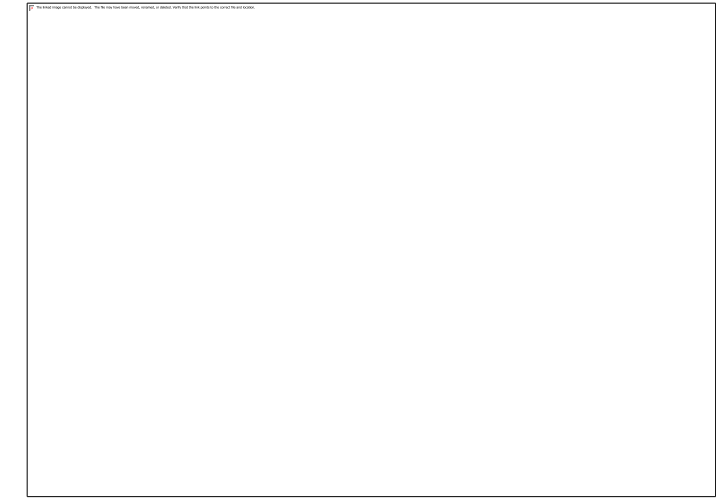
Bedroom 3 4.34m x 2.82m (14' 03" x 9' 03")

Built-in wardrobe, access to eaves, two Velux double glazed roof lights, double glazed leaded front window, wood laminate floor.

Luxury Bathroom ()

Classic white suite, panelled bath with shower over, shower screen, separate step-in shower, wash basin in





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