

**46 Cefn Adda Close
Newport, NP20 3DR**



£285,000

STYLISH DETACHED MODERN HOUSE

THREE DOUBLE BEDROOMS

SUPERB FAMILY KITCHEN

GROUND FLOOR W.C.

LAWNED GARDEN

SHORT DRIVE TO M4

TWO BATHROOMS

UTILITY ROOM

uPVC D/G & GAS COMBI C/H

DOUBLE DRIVEWAY

A stylishly presented THREE DOUBLE BEDROOM two bathroom modern house offering family accommodation in this highly convenient development a short drive from the M4 and city centre. The property features an outstanding family kitchen breakfastroom, utility room, ground floor cloakroom, spacious reception room, lawned garden and double driveway.

ACCOMMODATION

Hall

Double glazed entrance door, stairs to first floor.

Living Room 18' 6" x 10' 3" (5.63m x 3.12m)

Spacious reception room with uPVC double glazed French doors to garden and uPVC double glazed front window.

Kitchen Breakfastroom 18' 3" x 9' 3" (5.56m x 2.82m)

Superb family kitchen with attractive fitted wall and base units, roll top work surfaces and matching upstands, inset one and a half stainless steel drainer sink unit with mixer tap, four ring gas hob and electric oven, breakfast bar, three uPVC double glazed windows, storage cupboard.

Utility Room

Base unit, roll top work surface and upstands, plumbing for washing machine, double glazed rear door, Ideal gas fired combination boiler.

Cloakroom

White low level w.c. and wash hand basin, tiled floor.

Landing

Spindled balustrade and newel post, uPVC double glazed window, loft access, storage cupboard.

Bedroom 1 18' 6" x 10' 3" (5.63m x 3.12m) max.

Master bedroom with two uPVC double glazed windows.

En-Suite

White low level w.c. and pedestal wash hand basin, tiled surrounds, fully tiled double shower, uPVC double glazed window.

Bedroom 2 10' 6" x 8' 6" (3.20m x 2.59m)

Good size second bedroom with uPVC double glazed front and side windows.

Bedroom 3 9' 3" x 7' 6" (2.82m x 2.28m)

Third double bedroom with uPVC double glazed side window.

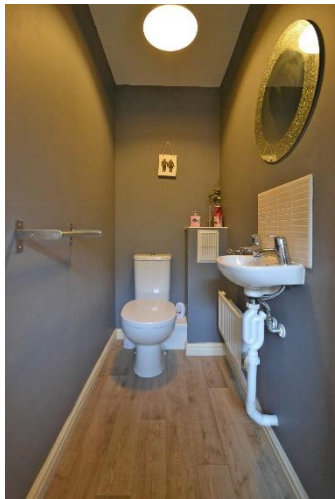
Family Bathroom

White panelled bath, low level w.c. and pedestal wash hand basin, tiled surrounds, tiled floor, uPVC double glazed front window.

Outside



Double driveway to the fore. Level lawned rear garden with paved seating area.





Energy Performance Certificate



46, Cefn Adda Close, NEWPORT, NP20 3DR

Dwelling type: Detached house
Date of assessment: 02 August 2016
Date of certificate: 02 August 2016

Reference number: 8702-3523-1039-8707-8863
Type of assessment: SAP, new dwelling
Total floor area: 93 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

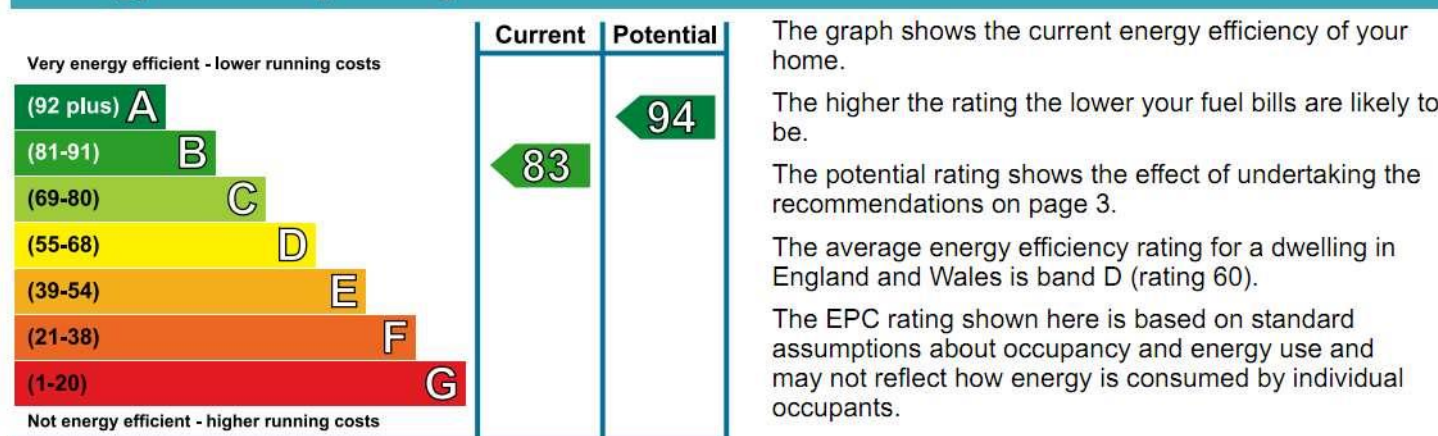
Estimated energy costs of dwelling for 3 years:	£ 1,224
Over 3 years you could save	£ 108

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 180 over 3 years	£ 180 over 3 years	
Heating	£ 780 over 3 years	£ 780 over 3 years	
Hot Water	£ 264 over 3 years	£ 156 over 3 years	
Totals	£ 1,224	£ 1,116	

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



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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 108
2 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 882