

## 19 Caernarvon Drive Rhiwderin Newport



### EXTENDED FIVE BEDROOM DETACHED FAMILY HOME IN RHIWDERIN

- SPACIOUS EXTENDED DETACHED FAMILY HOME
- FIVE BEDROOMS
- GROUND FLOOR WC, FAMILY BATHROOM AND ENSUITE
- LOUNGE WITH FEATURE FIREPLACE
- IMPRESSIVE OPEN PLAN KITCHEN/DINING/LIVING AREA
- BLOCK-PAVED DRIVEWAY LEADING TO GARAGE
- ENCLOSED REAR GARDEN
- SOUGHT-AFTER VILLAGE LOCATION
- EXCELLENT SCHOOL CATCHMENTS
- MAJOR ROAD CONNECTIONS CLOSE BY

**£450,000**

**Tel: 01633 212 666**    **www.nuttallparker.com**

info@nuttparker.com     Offices at: 7 Baneswell Road, Newport NP20 4BP

These particulars do not constitute an offer or contract of sale. Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and prospective purchasers should satisfy by inspection or otherwise as to the correctness of any statements or information contained therein.

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# Caernarvon Drive, Rhiwderin, NP10 8QT

## Introduction

A fantastic opportunity to purchase this spacious, heavily-extended detached family home situated on this mature housing development in the sought-after village of Rhiwderin, offering easy access to excellent amenities and major road connections. Within walking distance we have highly regarded primary and secondary schools and bus stops as well as the M4 motorway being a short drive away providing an easy commute to neighbouring cities.

The property has been owned by the same family since 2007 and, in that time has been extended providing extra living space to both the ground and first floor. As we enter the property we are welcomed into the hallway which leads off to a lounge, WC and an impressive open plan L-shape kitchen/dining/living area which is the perfect place to socialise and entertain friends. There are two sets of double doors leading out to the garden and access into a separate utility room.

Upstairs, the landing leads off to FIVE bedrooms with the principle bedroom featuring a stylish ensuite shower room, plus the main family bathroom.

Outside, the frontage offers a block-paved driveway providing ample parking and access into the integrated garage. A side passage leads around to the rear garden which is fairly low maintenance and laid mainly to decking, patio and various shingle areas with the presence of mature plants and shrubbery.

Please contact our office today to enquire about this property or to arrange your viewing

## Council tax

Band E

## Tenure

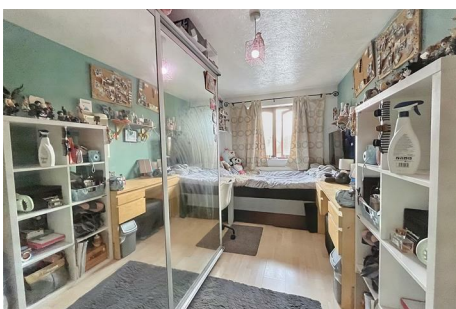
Freehold

## Viewing

By prior appointment with vendors agents Nuttall Parker. Tel: 01633 212666.


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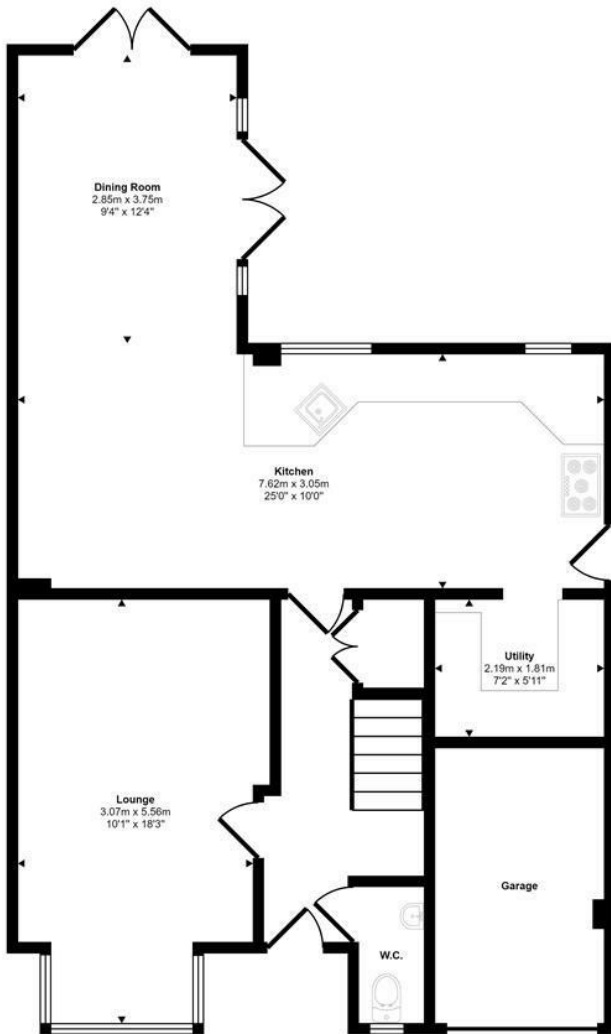
## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>65</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

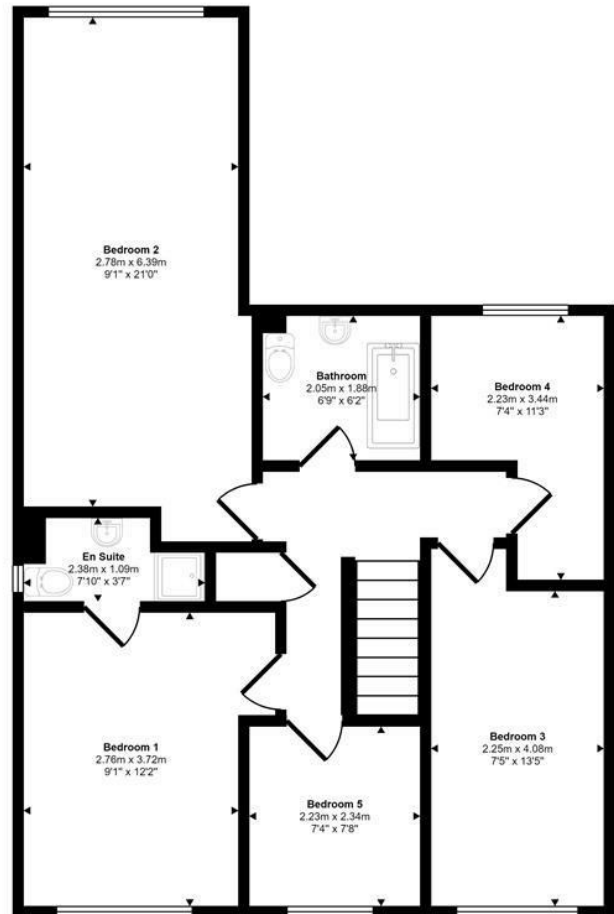
## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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Approx Gross Internal Area  
144 sq m / 1548 sq ft



Ground Floor  
Approx 75 sq m / 807 sq ft



First Floor  
Approx 69 sq m / 740 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.