

45 Hafod Road Ponthir Newport



BEAUTIFULLY PRESENTED AND MUCH IMPROVED FAMILY HOME WITH LOVELY GARDEN

- BEAUTIFULLY PRESENTED AND MUCH IMPROVED FAMILY HOME
- THREE DOUBLE BEDROOMS
- PRINCIPLE SUITE LOCATED IN ATTIC WITH ADJOINING EN-SUITE
- LOVELY LOUNGE AREA WITH SEPARATE DINING ROOM
- KITCHEN/BREAKFAST ROOM
- CONSERVATORY OVER-LOOKING THE GARDEN
- GROUND FLOOR WC
- BEAUTIFUL MATURE REAR GARDEN WITH PLEASANT VIEWS
- BLOCK-PAVED DRIVEWAY TO THE FRONT
- MUST BE VIEWED TO APPRECIATE

£300,000

Tel: 01633 212 666 www.nuttallparker.com

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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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Hafod Road, Ponthir, NP18 1GJ

Introduction

A fantastic opportunity to purchase this simply beautifully and much improved family home within the highly sought-after Ponthir area, just minutes from excellent amenities and major road connections. Within walking distance we have local shops, public houses, bus stops and schools as well as the A4042 being close by allowing easy commuting to neighbouring cities.

The property has been lovingly owned by the same family for approximately 40 years and has had many improvements during their tenure, as well as reconfiguration to include a garage conversion (now a dining room), an attic conversion with en-suite and a conservatory over-looking the rear garden.

As we enter the property we are welcomed into the hallway which leads off to a good sized dining room, a full-length lounge, a WC and a kitchen/breakfast room opening to the conservatory. The first floor benefits from two double bedrooms and family bathroom then, to the second floor, the principle bedroom which features a rear dormer for additional space, and a newly fitted en-suite.

Outside, the frontage offers a block-paved driveway with side access to the rear where we have a beautiful, mature and well-stocked garden with patio, lawn and decking area to the far end.

We strongly recommend viewing this property to appreciate what it has to offer

Council tax

Band D

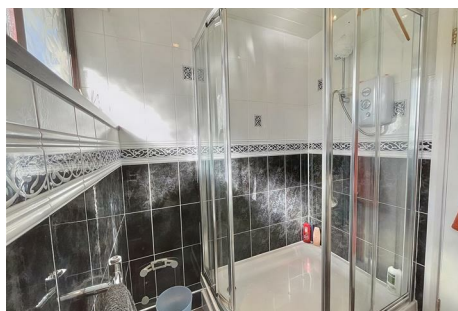
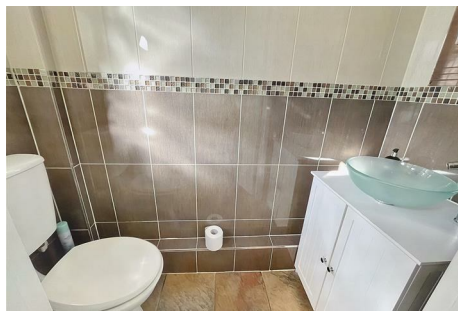
Tenure

Freehold

Viewing


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

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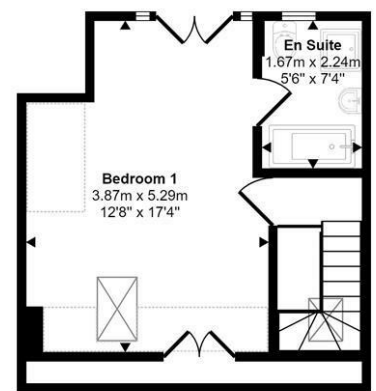
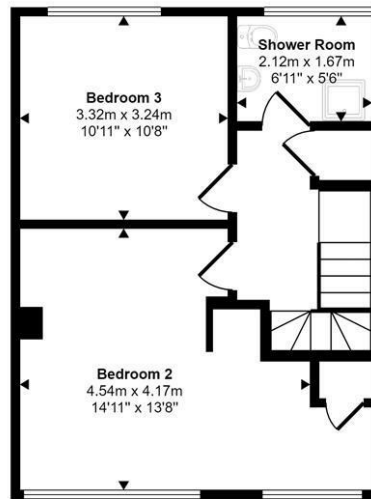
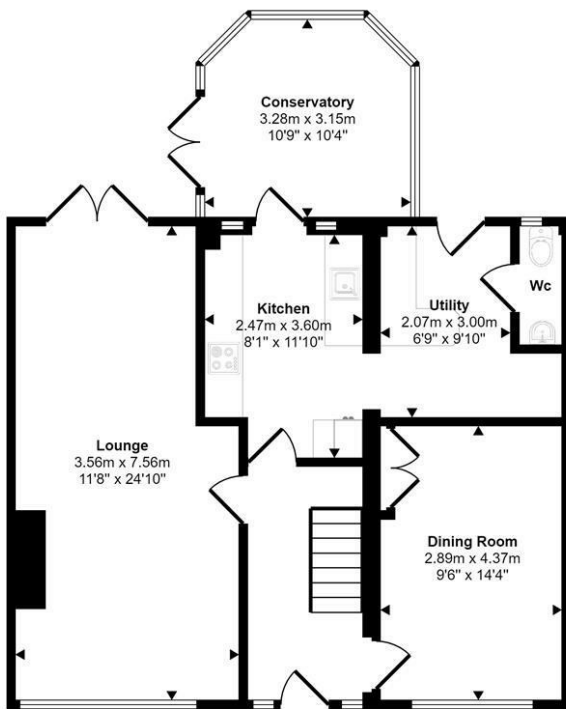
Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	


Approx Gross Internal Area
148 sq m / 1597 sq ft



Ground Floor
Approx 76 sq m / 821 sq ft

First Floor
Approx 42 sq m / 457 sq ft

Second Floor
Approx 30 sq m / 318 sq ft

 Denotes head height below 1.5m

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.