

15 Glanwern Rise Newport



SPACIOUS 4/5 BEDROOM DETACHED HOME WITH LOVELY GARDEN

- SPACIOUS 4/5 BEDROOM DETACHED FAMILY HOME
- LARGE LOUNGE/DINING ROOM
- STYLISH FITTED KITCHEN
- GROUND LEVEL WITH BEDROOM AND SHOWER ROOM
- LUXURIOUS FAMILY BATHROOM
- STUNNING MATURE TIERED REAR GARDEN
- PLEASANT VIEWS
- WALKING DISTANCE TO AMENITIES
- MAJOR ROAD CONNECTIONS CLOSE BY
- MUST BE VIEWED TO APPRECIATE

£280,000

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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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Glanwern Rise, Newport, NP19 9BS

Introduction

This immaculately presented and very spacious detached family home is situated on Glanwern Rise, just a few minutes from handy amenities and major road links. Shops, bus stops and well regarded schools are all within walking distance as well as the M4 motorway (JCT 24), A449 and A48 providing an easy commute to Cardiff, Bristol, The Midlands and beyond.

The property has been improved over the years to provide modern accommodation and generous and versatile living space. The ground floor of the property has been converted to provide a bedroom/reception area and a shower room/WC so there could be scope to transform the floor into a self contained apartment/annex. Stairs lead up to the first floor where there is a large lounge/dining room, a stylish fitted kitchen and a study/bedroom. Upstairs again, we have three double bedrooms plus a recently fitted luxurious bathroom suite.

There is plenty of parking to the front and side access leads around to the rear of the property where you will find the very well kept gardens. Laid out over 3 useable tiers, we have a patio to the bottom, a lawn area to the middle (as well as a store shed and vegetable patches) and an impressive decking area to the top that backs onto woodlands and has far reaching views to the front.

This lovely home really must be viewed to appreciate what it has to offer, further information and room dimensions can be found below;

Tenure

Freehold

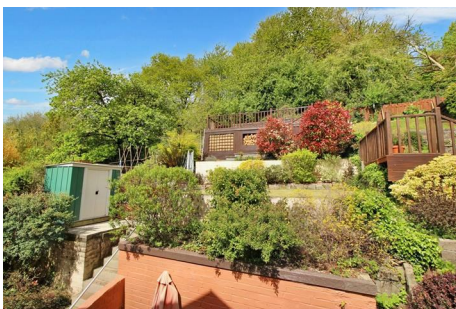
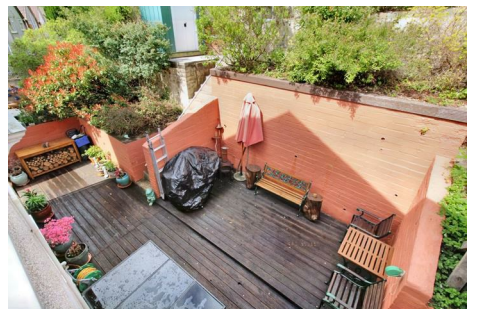
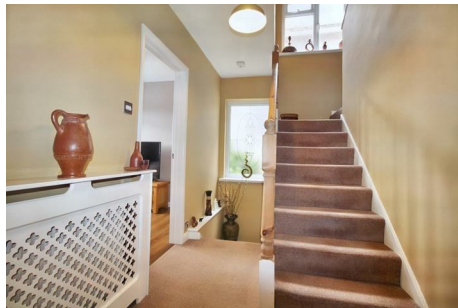
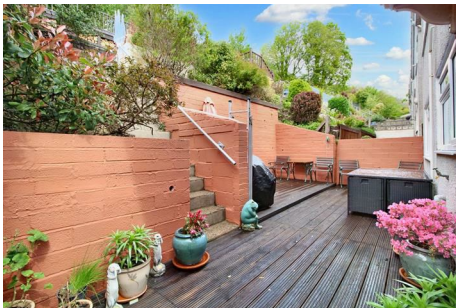
Council tax

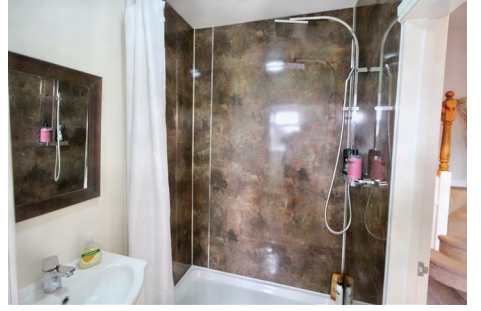
Band E

Viewing


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

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

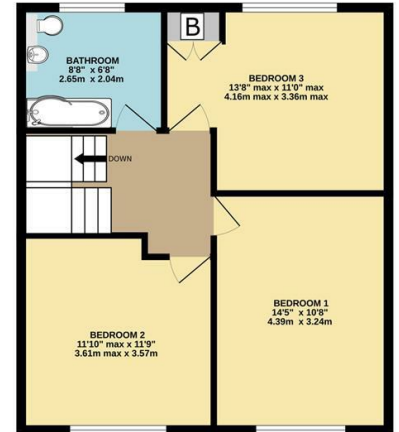
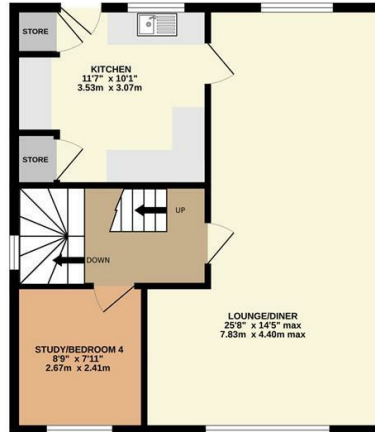
Environmental Impact (CO₂) Rating

	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	

GROUND FLOOR

1ST FLOOR

2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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