

18 Coolgreany Crescent Newport



SUPERB SEMI DETACHED HOME WITH STUNNING GARDEN AND BASEMENT ROOM

- STUNNING SEMI DETACHED FAMILY HOME
- THREE BEDROOMS
- IMPRESSIVE BASEMENT AREA
- BEAUTIFUL MATURE GARDENS AND VARIOUS SITTING AREAS
- ELEVATED VERANDA OVERLOOKING TWMBARLWM
- GOOD SIZED LOUNGE/DINER
- MODERN SHOWER ROOM
- DRIVEWAY AND GARAGE
- WALKING DISTANCE TO EXCELLENT AMENITIES
- M4 MOTORWAY CLOSE BY

£315,000

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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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Coolgreany Crescent, NP20 6EQ

Introduction

A fantastic and rare opportunity to purchase this stunning and deceptively spacious semi detached family home situated within Malpas, offering much more than initially meets the eye! Many amenities are close by including local shops, bus stops, well regarded primary and secondary schools as well as the Monmouthshire to Brecon canal where you can enjoy a relaxing walk and take in the lovely scenery.

The property has been much improved by the current owners who have lived there for 20 years, to include beautifully landscaped gardens and a fantastic basement room which is currently being used as a home bar/entertaining space which even features a WC.

Upon entering the property, we are welcomed into the hallway which leads off to a good sized lounge/dining room and galley kitchen then, upstairs, three bedrooms and shower room.

The garden is accessible either via a side door from the kitchen or from sliding doors in the lounge leading out onto the veranda which has far-reaching views of Twmbarlwm. Steps lead down to the main garden which features various seating areas and mature plants and access into the basement area.

Viewing really is essential to appreciate what this superb family home has to offer.

Tenure and boundary

Leasehold. 999 years from 1960 with an annual ground rent payable of £14.

Note, the bottom part of the rear garden (approximately 20ft) belongs to Newport council and the current owners pay an annual rent of £85.

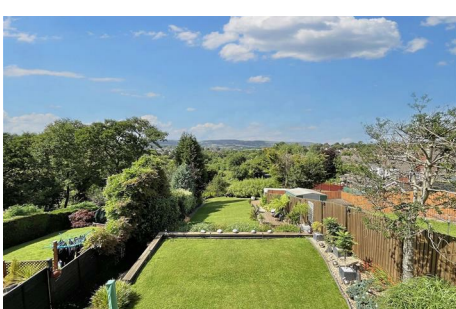
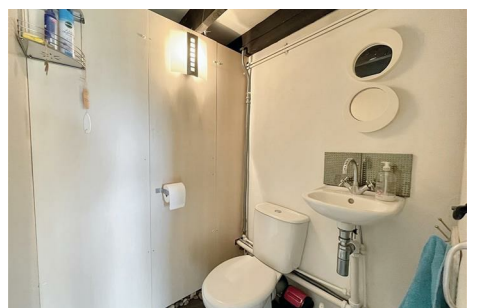
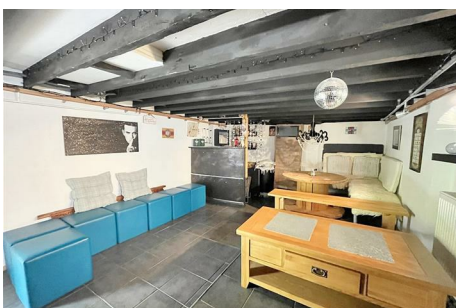
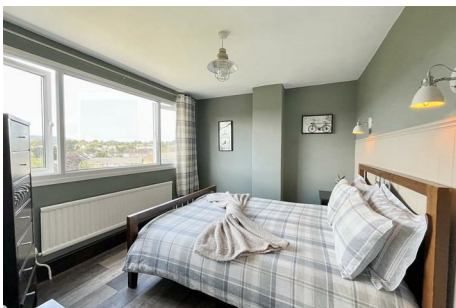
Council tax

Band D

Viewing


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

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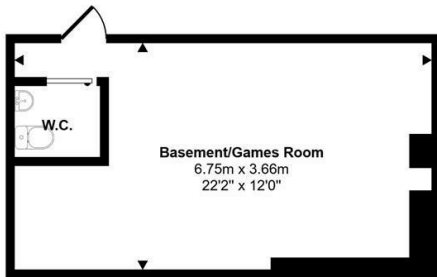
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	68	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

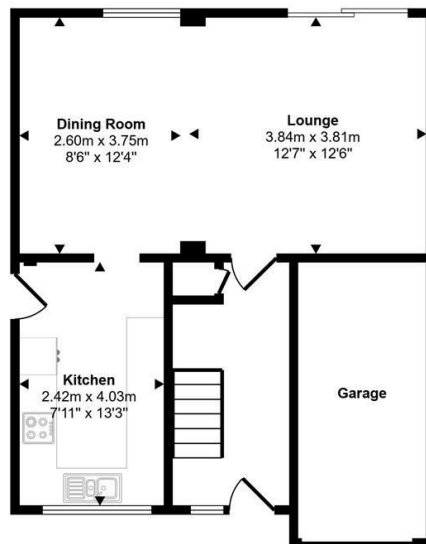
Environmental Impact (CO₂) Rating

	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	

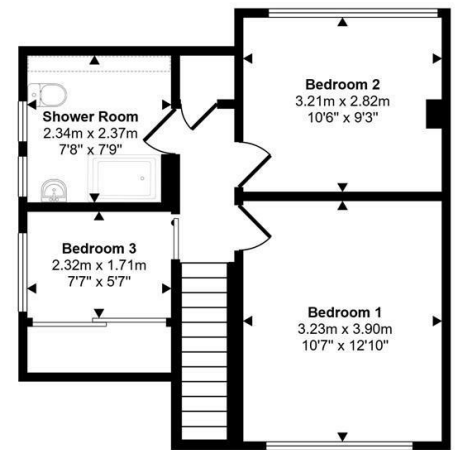
Approx Gross Internal Area
120 sq m / 1288 sq ft




Lower Ground Floor
Approx 25 sq m / 270 sq ft



Ground Floor
Approx 53 sq m / 574 sq ft



First Floor
Approx 41 sq m / 444 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.