

Groes Cottage, 4 Groes Road Rogerstone Newport



IMPRESSIVE DETACHED COTTAGE SET IN LANDSCAPED GARDENS

- SOUGHT AFTER RESIDENTIAL AREA
- CLOSE TO LOCAL AMENITIES AND ROAD COMMUNICATIONS
- LENGTHY DRIVEWAY AND DETACHED DOUBLE GARAGE
- FEATURE HALLWAY WITH FLAGSTONE FLOOR
- LARGE LOUNGE/DINING ROOM WITH CENTRAL STAIRCASE
- FITTED KITCHEN AND UTILITY ROOM
- FOUR BEDROOMS
- FAMILY BATHROOM AND EN SUITE BATHROOM
- UNIQUE OPPORTUNITY
- VIEWING RECOMMENDED

£475,000

Groes Cottage, 4 Groes Road, Newport - NP10 9GP

Introduction

This impressive detached cottage is located off Ruskin Avenue in a sought after residential area close to local amenities, good quality schooling and motorway connections at Junction 27 of the M4 motorway.

The property offers many attractive character features and is set in private gardens extending to approximately quarter of an acre.

The accommodation benefits from UPVC double glazed windows, gas fired central heating and is of Freehold Tenure.

The ground floor accommodation extends to entrance hallway with vaulted ceiling and flagstone floor, impressive open plan lounge/dining room with central staircase and feature fireplaces, snug, fitted kitchen and utility room. From the central staircase access is gained to the first floor landing, three good size bedrooms and family bathroom. From the utility room a spiral staircase gives access to the well proportioned fourth bedroom with en suite bathroom.

Groes Cottage offers a unique opportunity in this lovely position with viewing highly recommended.

The accommodation comprises in greater detail:

Ground Floor

Hallway 13'6" x 10'11" max (4.13 x 3.35 max)

Oak entrance door, high level ceiling with exposed roof timbers and two double glazed Velux windows, UPVC double glazed window, flagstone floor, central heating radiator, built-in bookcase, door to cloakroom and lounge/dining room.

Cloakroom

Low level wc, corner wash hand basin with tiled splash back, opaque UPVC double glazed window to front.

Lounge/Dining Room 31'2" x 13'9" (9.5 x 4.20)

An impressive room with central staircase, three UPVC double glazed windows overlooking rear garden, lounge area with stone fireplace, log burner, UPVC double glazed window to side and UPVC double glazed door to patio, dining area with brick chimney breast and stone hearth, exposed floor joists, two central heating radiators, glazed door to:

Snug 10'0" x 9'2" (3.05 x 2.81)

UPVC double glazed window, UPVC double glazed door to outside, central heating radiator, fitted book shelves and corner television shelf.

Kitchen/Breakfast Room 14'10" x 13'6" max (4.54 x 4.12 max)

Range of wall and base units with tiled work surfaces, inset sink and drainer with swivel mixer tap, plumbing for dishwasher, space for cooking range with filter hood above and tiled surround, integrated fridge and freezer, UPVC double glazed window to front, two UPVC double glazed windows to rear, central heating radiator, stable door to outside, door to walk-in storage/airing cupboard housing boiler, open plan to:

Utility 15'2" x 5'7" (4.64 x 1.72)

Central heating radiator, tiled floor, tiled work surface, plumbing for washing machine, spiral staircase to first floor bedroom 4

First Floor

From the lounge/dining room the main central staircase provides access to the first floor.

Landing

UPVC double glazed floor level window overlooking hallway, shelved airing cupboard.

Bedroom 1 14'7" x 11'8" (4.46 x 3.57)

UPVC double glazed window to rear, UPVC double glazed window to side, built-in wardrobes with sliding doors.

Bedroom 2 11'1" x 10'6" (3.38 x 3.21)

Central heating radiator, UPVC double glazed window to rear, exposed roof timbers.

Bedroom 3 11'3" x 10'5" (3.44 x 3.18)

Central heating radiator, UPVC double glazed window to rear, built-in double wardrobe.

Bathroom 9'5" x 5'11" (2.88 x 1.81)

Large panelled bath with tiled surround, tiled shower cubicle, low level wc, central heating radiator, large opaque UPVC double window, pedestal wash hand basin with tiled surround.

From the utility room a spiral staircase gives access to the 4th bedroom.

Bedroom 4 15'3" x 13'1" floor level measurements (4.65 x 4 floor level measurements)

Central heating radiator, double glazed window to front, double glazed roof window, built-in wardrobes, door to:

En Suite 7'11" x 5'7" (2.42 x 1.72)

Panelled bath with tiled surround, low level wc, pedestal wash hand basin, Mira electric shower, ventilation fan, central heating radiator.

Outside

The property is set in extensive landscaped gardens. To the front of the property there is a double garage and lengthy driveway providing off road parking and access to the turning area laid to chippings. The front garden is laid to lawn and surrounded by a variety of shrubs and trees with log store and garden shed. To the rear of the property here is a well proportioned lawned garden surrounded by a variety of shrubs and trees with patio and private sitting area.

Services

All main services are available to the the property.

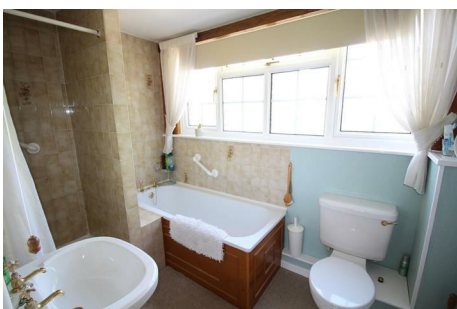
Tenure

We are advised that the property is Freehold (Solicitors to confirm)

Viewing


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

These particulars do not constitute an offer or contract of sale. Whilst every care is taken in the preparation of these, 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.






Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	47	
(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		81
(69-80) C		
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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