

Redbrook Upper Road Llandevaud Newport



***NO CHAIN* - A spacious and individually designed family home in the beautiful Hamlet of Llandevaud**

- NO CHAIN
- INDIVIDUALLY DESIGNED DETACHED HOME
- SUPERB VERSATILE LIVING SPACE
- FOUR GOOD SIZED BEDROOMS
- BEAUTIFUL VIEWS
- FRONT FACING BALCONY
- DOUBLE GARAGE AND LOTS OF PARKING
- WELL MANICURED GARDENS
- NOT FAR FROM AMENITIES
- MUST BE VIEWED TO APPRECIATE

£490,000

Upper Road, Llandevaud, NP18

Introduction

NO CHAIN! This beautifully positioned and spacious detached family home is situated in the highly sought after and semi rural Llandevaud area of Newport and occupies this generously sized plot within a private driveway just off Upper Road. The home was built by the current owners in 1974 yet has many features found in modern properties today, plus it has the added bonus of having good, usable front and rear gardens as well as a wider than average double garage.

Llandevaud is a beautiful semi rural hamlet situated on the very outskirts of Newport (between Langstone and Penhow). It enjoys a lovely remote, countrified feel with beautiful 180 degree views of the Welsh countryside and Bristol Channel, yet is only a few minutes drive to excellent amenities and road links. The M4 motorway and A449 dual carriage way are both approximately 3 miles away and major supermarkets and well regarded schools are also within easy reach.

Approximately, the living accommodation spans over 2200 sq.ft and really is impressive. Upon entering through the front porch you are welcomed by the main entrance hallway which leads on to a WC, a spacious L-shape lounge/diner, a modern and recently built conservatory, kitchen/breakfast room, study, utility room and an additional room (that once was an integral double garage) which is currently being used as a TV room. Upstairs, there are 4 good sized bedrooms (master with ensuite), a family bathroom and access to a balcony which spans over 19ft in width and faces in a South-Westerly direction, so is ideal for watching the sunset. The outside space is just as impressive with its lovely front and rear gardens, parking for numerous vehicles and a detached, wider than average DOUBLE GARAGE which has power, lighting and an electrically operated remote controlled up and over door.

Further information on what the property has to offer can be found below:-

GROUND FLOOR

Porch & Hallway

PORCH - Accessed from the driveway via a composite door with glass inset,, double glazed window to front. Interior door through to

HALLWAY - A lovely open hallway with doors off to the ground floor rooms and 'twist and turn' staircase to the first floor. There is a double cupboard ideal for shoe and cloak storage

WC

Double glazed window to the front, WC and a sink, radiator.

Lounge 19 x 13'8 (5.79m x 4.17m)

A lovely sized, front-facing lounge accessed via double doors from the hallway and with a large double glazed window and sliding doors out onto the front patio. There are various plug sockets, a feature fireplace and higher than average ceilings all adding to the feeling of space.

Dining area 12'6 x 9'3 (3.81m x 2.82m)

Two double width steps lead up from the lounge and also can be accessed from the kitchen, high quality hard wood flooring which continues out to the conservatory

Conservatory 19 x 8'6 (5.79m x 2.59m)

Built circa 2014 the conservatory is large enough for ample seating and has lovely views over the rear garden. The outer section is constructed of brick, UPVC and double glazed glass and the roof is double glazed tinted glass, enough to stop the sun penetrating too much but enough to see the sky above. The conservatory is a great addition to the property and has triple bi-fold doors into the dining room (with continued hard wood flooring), sliding doors leading out to the garden and eye level opening windows plus a window looking into the kitchen.

Kitchen/breakfast room 15 x 12'6 max (4.57m x 3.81m max)

A fitted kitchen with a range of wall and base units, access door to the rear garden and a window looking in to the conservatory. Space for appliances and also space for a breakfast table. Door returning through to the hallway

Study 11'7 x 7'9 (3.53m x 2.36m)

Currently being used as a study but could easily be transformed into a room to suit individual needs, double glazed window looking out to the rear garden, door through to the TV room and utility room

TV/Games room 18'11 x 16'6 (5.77m x 5.03m)

This once was an integral double garage however was converted by the current owners into additional living accommodation. The room is currently being used as a TV/Games/Music room however it could easily be tailored to suit the needs of the new owners. With the benefit of having plumbing facilities close by there could be an option to convert this room into a self-contained annex (subject to necessarily planning). There are two large bay windows facing out to the front providing plenty of natural light and the boiler cupboard to the rear housing a recently installed Worcester boiler

Utility room 11'7 x 9'4 (3.53m x 2.84m)

As well as being a larger than average utility room, this space is ideal for storage. There is power, lighting and plumbing and a double glazed window to the rear.

FIRST FLOOR

Landing and balcony

Stairs lead up from the ground floor up to the main landing where a long corridor spans off to the bedrooms and bathroom. There is also a large storage/airing cupboard and access to the balcony. A lockable door leads out to the balcony that runs parallel with the master bedroom and is approximately 19ft in length, it faces South-West so is perfect for watching the sunset in the evening and taking in the beautiful views of the Welsh countryside and Bristol channel in the day.

Master bedroom 19'10 x 13'4 (6.05m x 4.06m)

A generously sized master bedroom with a large floor to ceiling window looking over to the front of the property where you can see those lovely countryside views, fitted wardrobes and a door to the en-suite bathroom. Various electrical points

Ensuite

Opaque double glazed window, sink, WC and a shower cubicle with power shower.

Bedroom 2 13'4 x 8'11 (4.06m x 2.72m)

A double bedroom facing the rear of the property (overlooking the rear garden), double glazed window and various electrical points

Bedroom 3 11'8 x 10 (3.56m x 3.05m)

A double bedroom facing the front of the property (overlooking the front garden and far reaching countryside views), double glazed window, two store cupboard and various electrical points

Bedroom 4 9'5 x 8'1 (2.87m x 2.46m)

This is the smallest out of the four bedrooms but would comfortably accommodate a double bed, double glazed window to the rear (overlooking the rear garden) and various electrical points.

Bathroom 6'6 x 6'5 (1.98m x 1.96m)

One of the later additions to the property, the bathroom suite was replaced within the last few years and includes a sink, WC, JACUZZI bath and power shower with most of the walls being tiled. There is an opaque double glazed window to the rear.

OUTSIDE

Front

A driveway providing parking for 4 average sized cars leads up to the front of the house. There is a well manicured front grassed garden with lots of pretty shrubbery, plans and flowers and a patio terrace which can also be accessed from the front lounge via sliding doors. We are also advised that there is additional parking next to the garage.

Rear

The rear garden can be accessed from the house or from two side gates; from the front driveway and one from the end of the terrace. There are two patio areas (one at the bottom of the property and one at the top right) and a large relatively flat lawn, similarly to the front, it is well manicured and has a lovely array of plantings. There is a wooden storage shed and lots of large trees surrounding the garden providing the right amount of privacy.

Garage 21'9 x 18'5 (6.63m x 5.61m)

This wider than average detached garage allows plenty of space for two cars as well as space for storage. It is accessed via a double door which is operated via remote control and has plenty of power sockets and lighting.

Tenure

We are advised the property is freehold however this should be confirmed with your solicitor prior to purchase

Services

We are advised all mains services are connected to the property

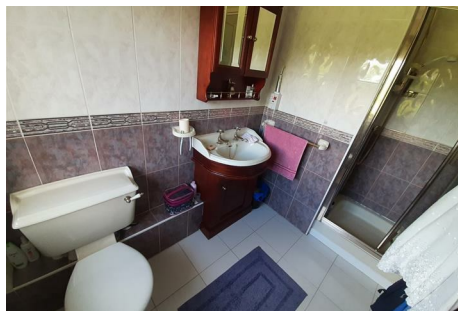
COVID note

Due to COVID-19 we haven't been able to inspect the property recently and have relied on previous information and some information provided by the vendors. All details should be confirmed prior to purchase. We have been unable to take internal photographs, as soon as we the government legislation allows us to enter properties we will provide some.


Viewings

Please contact Nuttall Parker to register your interest in this property. Telephone (01633) 212666.


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.

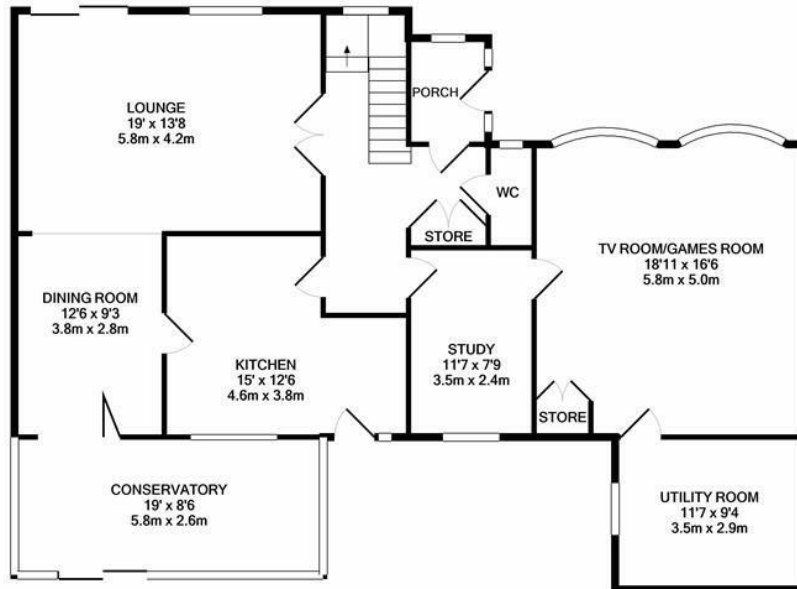


Energy Efficiency Rating

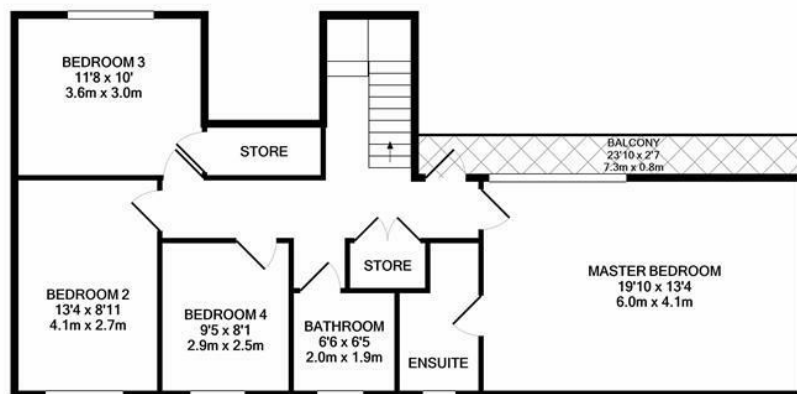
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	76
England & Wales	EU Directive 2002/91/EC	

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		
	59	68
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
APPROX. FLOOR
AREA 1379 SQ.FT.
(128.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 843 SQ.FT.
(78.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 2221 SQ.FT. (206.3 SQ.M.)

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