



NEWPORT

Guide price £325,000



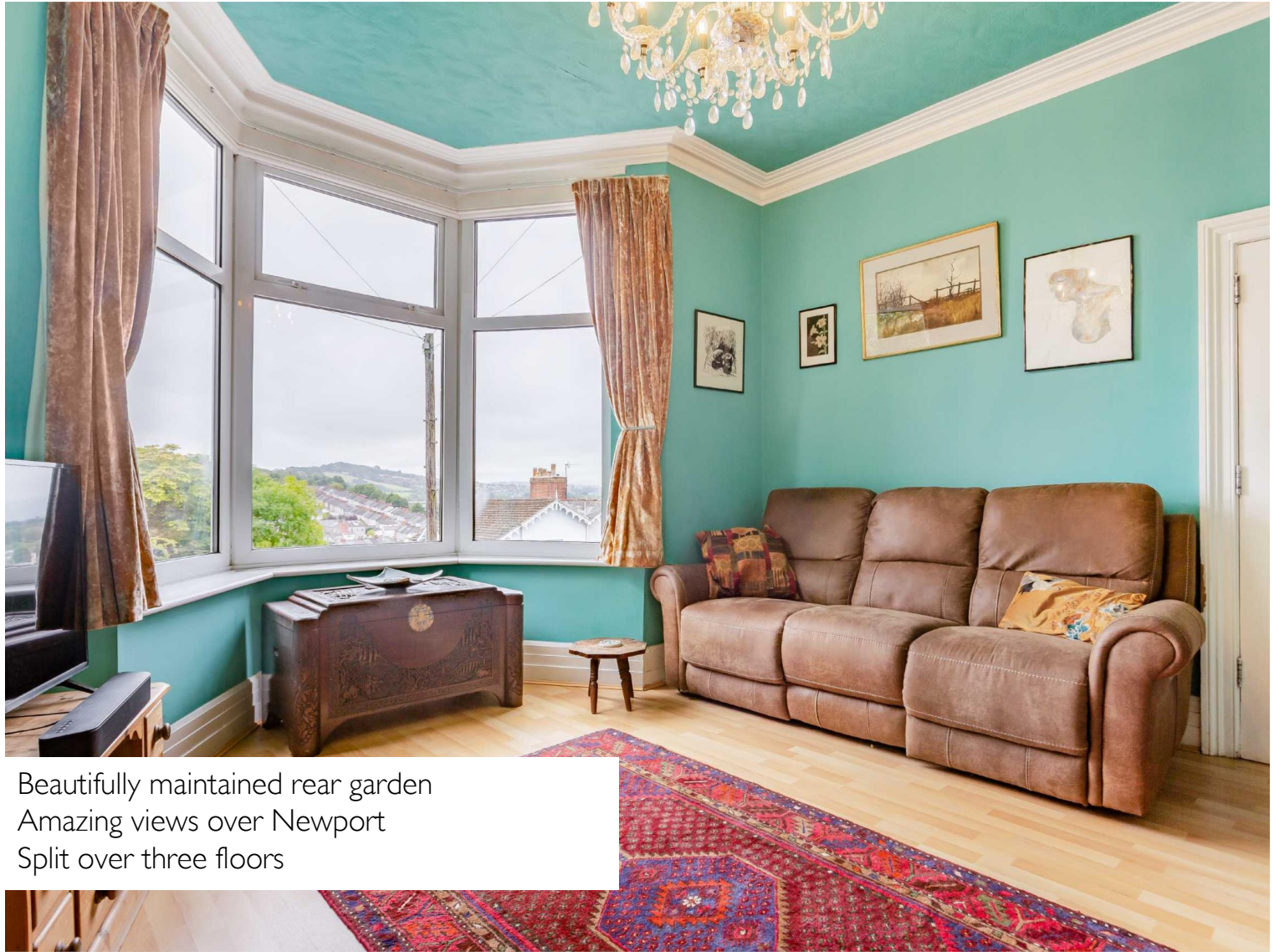
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To book a viewing call 01633 449884

15 BARRACK HILL

Newport NP20 5FR



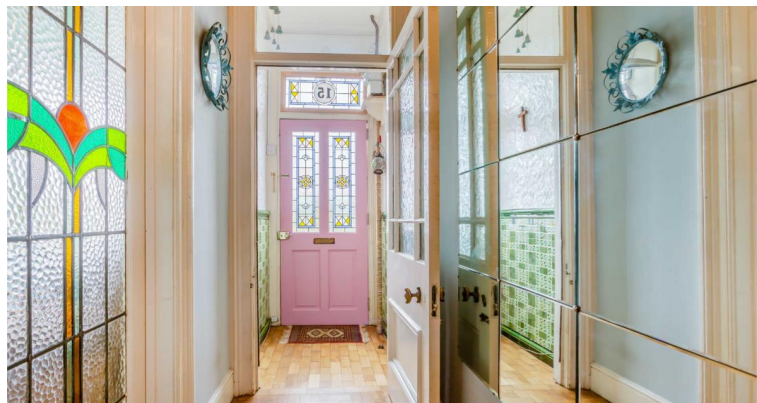
Beautifully maintained rear garden
Amazing views over Newport
Split over three floors

Introducing a charming four-bedroom semi-detached character property in Newport that effortlessly combines timeless elegance with modern convenience. Nestled in a sought-after location, this spacious residence spans three inviting levels, offering captivating views of Newport that will leave you breathless.

Location is key, and this property certainly delivers. Situated just a stone's throw away from the M4, commuting is a breeze, whether you're heading to Newport City Centre or further afield. Additionally, you'll find an array of local amenities at your doorstep, including schools, verdant parks and shops.



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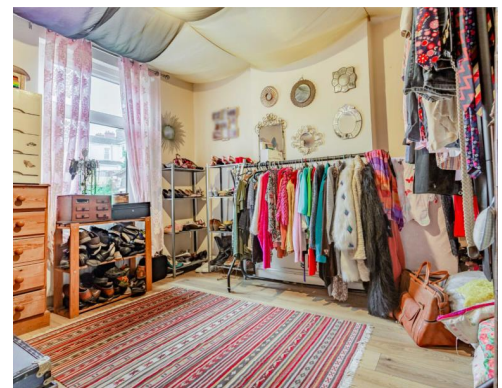
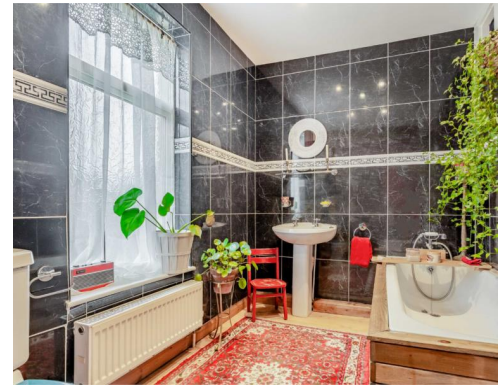


KEY FEATURES

- Semi detached
- Traditional features
- Generous kitchen diner
- Off road parking
- Downstairs cloakroom
- Four double bedrooms



STEP INSIDE



Step inside Barrack Hill, where the journey begins with an inviting and spacious entrance hall adorned with traditional parquet flooring.

This charming feature immediately sets the tone for the character and elegance that awaits within.

Turning right from the entrance hall, you'll discover the spacious lounge, a true focal point of this home. Sunlight streams in through the bay window, framing spectacular views that will captivate your senses.

It's the perfect place to unwind and enjoy the changing seasons. Adjacent to the lounge, a versatile additional reception room awaits.

Currently utilised as an office, this room features a cosy log burner, providing a welcoming atmosphere for productivity or relaxation. With its convenient access to the rear garden, it's an ideal space for indoor-outdoor living.

The ground floor continues to impress with a very spacious kitchen diner, where culinary creativity meets family gatherings.

The heart of the home, this area is designed for modern living and entertaining.

Nearby, you'll find a convenient downstairs cloakroom, adding practicality to the mix.

Approximate Gross Internal Area
147 Sq M/1582 Sq Ft



Venturing to the first floor, you'll be pleased to discover three generously sized double bedrooms, each exuding its own unique charm.

Two well-appointed bathrooms offer convenience and comfort, ensuring everyone's needs are met.

For the pièce de résistance, ascend the stairs to the top-floor loft conversion, a versatile space currently used as bedroom four.

STEP OUTSIDE



Step outside Barrack Hill and discover a world of outdoor beauty and convenience. The front of this property boasts a low-maintenance courtyard, offering a charming and welcoming first impression. As you step onto the courtyard, you'll be greeted by panoramic views over Newport, creating a picturesque backdrop to your daily life.

Turning your attention to the rear of the property, prepare to be captivated by the split-level garden. Expertly designed and beautifully maintained by the current owners, it's a true outdoor oasis. The upper level features a spacious patio & decking area, perfect for al fresco dining or simply relaxing while taking in the surrounding scenery. Convenience is key and at the rear, you'll find a driveway for parking, ensuring that you never have to worry about finding a space. This feature adds to the overall ease of living in this remarkable property.

AGENTS NOTE: There are 8 owned solar panels at the property as well as a car charging point.

INFORMATION

Postcode: NP20 5FR

Tenure: Freehold

Tax Band: D

Heating: Gas

Drainage: Mains

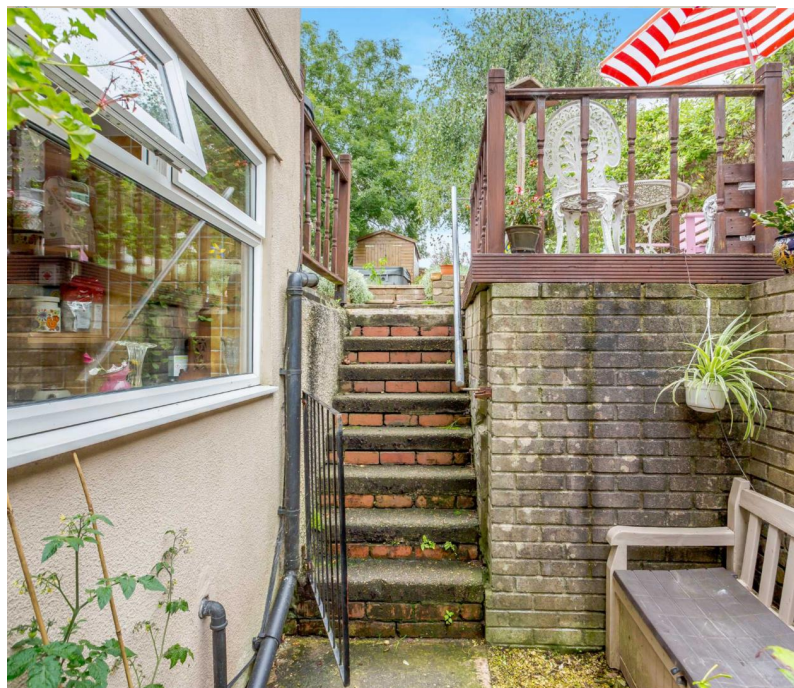
EPC: D





DIRECTIONS

West bound on Queens Hill, take the second exit at the roundabout onto Barrack Hill, follow the road around to the left, continue half way up the hill and the property is on the left hand side, just Before the turning of Lambert Street.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	58	79
EU Directive 2002/91/EC		

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All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.