



# KEMEYS INFERIOR

Guide price **£850,000**



# CELYN

Coed Y Caerau Lane, Newport NP18 1JR



Utility room  
Conservatory  
Great location

Nestled in the picturesque landscape along Coed Y Caerau Lane, Celyn stands as a beacon of family-centric living. This distinguished four-bedroom detached property sprawls majestically across approximately 4.1 acres of versatile land, offering an ideal canvas for equestrian endeavours, outdoor pursuits, and endless exploration.

With its expansive vistas of the rolling countryside and right the way across to the Bristol Channel, Celyn serves as a sanctuary of natural beauty and tranquillity.

For those with a busy lifestyle, Celyn provides easy access to the M4 corridor, ensuring seamless commuting options. Moreover, its convenient proximity to historic landmarks such as Caerleon, the charming town of Usk, and the quaint Chepstow village makes it a hub for cultural exploration and community engagement.

Additionally, Celyn's location just a stone's throw away from the world-renowned Celtic Manor Resort presents endless opportunities for luxury indulgence and leisure activities.



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### KEY FEATURES

- Detached property
- 4.1 Acres
- Detached garage
- Two bathrooms
- Four double bedrooms
- Great views



# STEP INSIDE



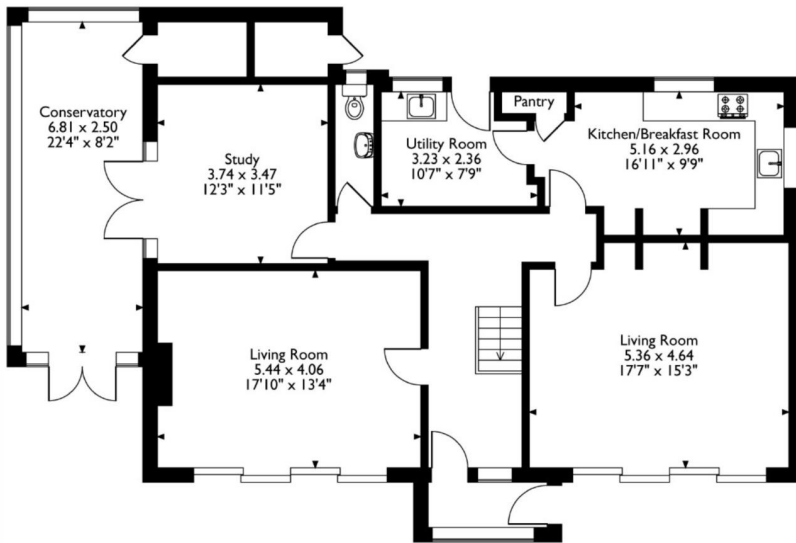
Step into a world where modern comfort harmonises with the pristine allure of nature. Whether seeking a peaceful retreat or a base for family living, Celyn offers the perfect blend of elegance, convenience, and natural splendour. Embrace the essence of countryside living and create unforgettable memories.

As you step through the inviting entrance porch of Celyn, you're greeted by a sense of warmth and comfort that sets the tone for the entire home. The hallway unfolds before you, offering access to various spaces designed to cater to every aspect of family life.

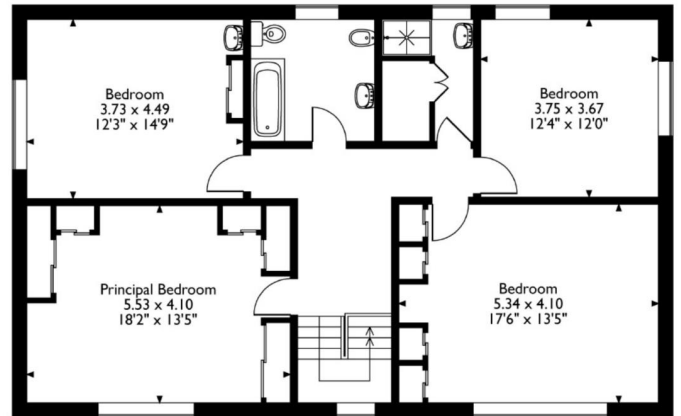
To your left, a welcoming family sitting room beckons, promising cosy evenings by the crackling fireplace. Adjacent to it, a versatile multi-use room, currently serving as an office, provides ample space for work or leisure pursuits. Conveniently tucked away nearby is a downstairs WC, ensuring convenience for guests and residents alike.

Continuing through Celyn, you'll find the heart of the home: the kitchen. Here, culinary delights await amidst modern amenities and ample storage space, there is also a practical utility room, providing convenience for everyday tasks.

Approximate Gross Internal Area  
 Main House = 229 Sq M/2465 Sq Ft  
 Outbuilding = 2 Sq M/22 Sq Ft  
 Total = 231 Sq M/2487 Sq Ft



**Ground Floor**



**First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

The adjacent generous dining room invites gatherings of family and friends, fostering cherished memories around the dining table.

Venturing off the office, you'll also discover a spacious conservatory, flooded with natural light and offering a tranquil space to relax and unwind.

A set of stairs leads gracefully to the first floor, where four generously sized bedrooms await, each offering a sanctuary of comfort and privacy. The family bathroom and additional shower room cater to the needs of a bustling household, ensuring convenience for all.

Throughout Celyn, you'll find abundant storage space to accommodate all your belongings, there is also great levels of potential awaiting a new generation of occupants,

Celyn stands ready to embrace the dreams and aspirations of its fortunate residents, offering a haven of comfort, convenience, and endless possibilities.

# STEP OUTSIDE



Step outside into the expansive haven of Celyn, where the sprawling plot spans a remarkable 4.1 acres, beckoning with boundless opportunities for outdoor living.

Divided into four separate paddocks, the land offers ample space for equestrian pursuits, providing freedom for horses to roam and graze in tranquillity. Nestled amidst these paddocks are charming garden spaces, cherished by the current owners as allotments.

Convenience meets abundance with ample parking space for multiple vehicles, ensuring ease of access for residents and guests. A detached garage stands as a stalwart guardian, offering shelter for vehicles and storage for outdoor essentials.

As you explore the grounds, breathtaking panoramas unfold, showcasing sweeping views over the surrounding countryside and the Bristol Channel. Whether it's soaking in the serenity of a sunset or embarking on adventures under the open sky, the outdoor space at Celyn invites residents to embrace the wonders of nature.

## INFORMATION

Postcode: NP18 1JR

Tenure: Freehold

Tax Band: G

Heating: Oil

Drainage: Private

EPC: E





## DIRECTIONS

Head East on The Coldra/B4237, take the exit onto Chepstow Road/A48, in 0.3 miles at the first roundabout take the second exit onto Chepstow Rd/A48. In 1.1 miles turn left onto Catsash Road, continue straight over the roundabout, then turn right onto Old Roman Rd, continue for 1.7 miles then take left onto Coed Y Caerau Lane, follow the road up then take the First right, continue down the lane and the property is on the left hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		82
69-80	C		
55-68	D		
39-54	E	46	
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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