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Ty Gwyn Church Lane, Coedkernew NEWPORT

£680,000



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About the property

Ty Gwyn forms part of an exclusive private development comprising just two impressive bespoke detached properties. This four bedroom modern residence is built to a high specification and boasts a private electronic gated entrance. Located at the far end of Church Lane, Coedkernew. Completed in 2019 this truly stunning spacious modern family home provides excellent open plan contemporary living space with luxurious high quality fittings. The superb family accommodation comprises reception hall with oak staircase and glass panelling with visible galleried landing, Sitting room, utility room, cloakroom/WC, luxury 16'2 x 20'10 kitchen/breakfast room and sitting room to the ground floor. Four bedrooms, two with ensuite shower rooms and further benefiting from Juliet or open balconies and a luxury family bathroom to the first floor. Driveway leading to double garage with landscaped gardens to front, side and rear including paved patio areas, veranda, rear courtyard and area laid to lawn.

Ideal for commuting with the A48 and the M4 giving easy access to Cardiff, Newport, Bristol and beyond. Ideally situated for local amenities and schools.

Accommodation

Hallway

Enter via composite door with decorative double glazed inserts and matching side panels to central hallway with oak newel posts and banister with glass panelling and visible galleried landing. Glazed oak double doors to sitting room and kitchen. Oak doors to utility room, under stairs storage cupboard and cloakroom/WC. Stairs to first floor. Contemporary vertical wall radiator. Porcelain tiled flooring with under floor heating.

Lounge

17' x 13' 10" (5.18m x 4.22m)
A light and airy room with double glazed window to the rear elevation and French doors leading out to an attractive front courtyard and garden. Oak flooring. Radiator.

Cloakroom/wc

Quality contemporary cloakroom comprising close coupled WC and wash basin. Ceramic tiled splashbacks. Porcelain tiled flooring. Chrome heated towel rail. Automatic lighting.

Utility Room

Comprising a range of base units with laminate worktops incorporating a stainless steel sink and drainer with tiled splashbacks. Wall cupboards. Wall mounted Baxi gas boiler. Opaque double glazed window to rear elevation. Double glazed door to rear garden. Plumbing for washing machine. Porcelain tiled flooring.





Kitchen/breakfast Room

16' 2" x 20' 10" (4.93m x 6.35m)

A superb feature to the home is this beautiful well-appointed luxury kitchen/breakfast room. Fitted with a good range of base units with Quartz worktops with integrated one and a half sink bowl and drainer with mixer tap. Five ring gas hob with cooker hood over. Tiled splashbacks. Integrated Bosch oven with separate grill, Bosch microwave and dishwasher with matching front. Wall cupboards. Integrated wine cooler. Feature Centre Island with base cupboards and Quartz worktop. Porcelain tiled flooring with under floor heating. Bi-folding doors to front garden. Ample space for dining table. Inset spotlights with LED lighting. Oak double doors leading to sitting room.

Sitting Room

17' 3" x 16' 3" (5.26m x 4.95m)

A fantastic family room just off the kitchen with windows to three elevations. Double glazed French doors to rear elevation. Porcelain tiled flooring with under floor heating.



Landing

Impressive staircase leading to landing with oak newel posts and banister with glass panelling, feature double glazed window to front elevation. Contemporary wall radiator. Opaque double glazed window to rear elevation. Doors to bedrooms, bathroom and airing cupboard housing hot water cylinder, shelving to side.

Bedroom One

16' 3" x 10' 5" (4.95m x 3.17m)

Double glazed bi-folding doors to the front elevation leading onto front balcony with glass panelling. Double glazed window to side elevation. Radiator. Door to ensuite.

Ensuite Shower Room

A modern suite which comprises double shower with rainfall shower head and further shower attachment. Close coupled WC and wash hand basin set in vanity unit. Heated towel rail. Opaque double glazed window to side elevation.



Bedroom Two

17' x 11' (5.18m x 3.35m)

Double glazed French doors to front elevation with Juliet balcony. Opaque double glazed window to side elevation. Radiator. Fitted wardrobe with rail and shelving. Access to loft. Door to ensuite

Ensuite Shower Room

Comprising double shower cubicle with rainfall shower head and further shower head, close coupled WC and wash hand basin set in vanity unit. Porcelain tiled flooring. Heated towel rail. Opaque double glazed window to rear elevation.

Bedroom Three

16' 5" x 9' 4" (5.00m x 2.84m)

Double glazed French doors leading onto an impressive open balcony with composite decking and glass panelling. Radiator. Fitted mirrored wardrobes. Opaque double glazed window to rear elevation.

Bedroom Four

12' 6" x 11' 4" max (3.81m x 3.45m max)

Double glazed French doors to side elevation with Juliet balcony. Fitted double wardrobe with rails and shelving. Radiator. Fitted mirrored fronted wardrobes.



Family Bathroom

A spacious family bathroom comprising close coupled WC, panelled bath with waterfall effect tap. Double shower cubicle with rainfall shower head and further shower head with glazed shower screen. Double wash basins set in vanity unit with storage. Chrome heated towel rail. Ceramic tiled splashbacks. Inset spotlights with LED lighting. Ceramic tile flooring. Opaque double glazed window to rear elevation.

Outside

Front - Approached via an electronic gate to driveway which is shared between two properties. Feature patio area leading to front access and area lawn to lawn. Fence and hedges to borders. Parking to front leading to garage. Additional parking adjacent to garage

Side - Private enclosed garden area which is laid to patio with covered veranda. Feature wall with lighting and decorative waterfall.

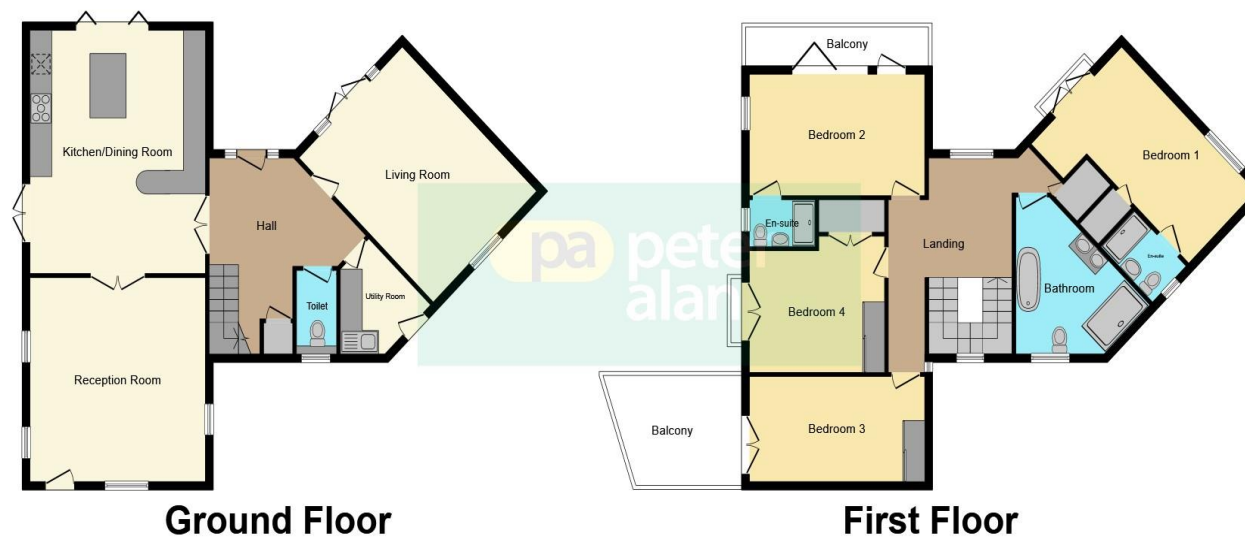
Rear - Enclosed patio. Gate to side.

Garage

Accessed via electric door. Power and lighting. Double glazed door to rear. Outside lighting and water tap.







This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.