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Ridgeway, Newport

offers in the region of £600,000



01633 221892  
newport@peteralan.co.uk



## About the property

Rare opportunity to purchase this spacious traditional four bedroom (principal bedroom with en-suite) detached family home which has been home to the current family since 1978. Located in the prestigious and highly sought after residential area of Ridgeway. Retaining many original features and well maintained accommodation with further fantastic opportunity for modernising and updating to provide a beautiful home that meets the needs of modern day family living. Benefits from a south facing mature landscaped rear garden. Driveway parking and double garage. Pleasant far reaching views towards the Severn Estuary and beyond.

Ridgeway is a highly renowned and sought after residential area close to Newport City Centre. Known locally as "Little Switzerland" due to its fantastic panoramic views and style of housing. Superb views towards the Severn Estuary to the South and Rogerstone, nearby woodland areas and Twmbarlwm to the North. Conveniently located with short walk from the city centre and train station. Local amenities include The Café at Ridgeway and the Ridgeway Inn, a local store, beauty salon and hairdressers. Recreational facilities near including two tennis clubs.

Located and within catchment area for a number of popular primary and secondary schools including Glasllwch Primary School and Rougemont School both rated 'excellent' by Estyn.

## Accommodation

### Hallway

Welcomed into an impressive entrance hallway. UPVC double glazed window to front elevation with window seat. Painted wood panelling to walls. Radiator. Doors to lounge, kitchen, dining room, understairs storage cupboard and further storage cupboard.

### Lounge

18' 7" max into bay x 11' 11" ( 5.66m max into bay x 3.63m )  
A light and airy dual aspect room with a UPVC double glazed bay window to front elevation and UPVC double glazed window to side. Radiator. Feature fireplace.

### Dining Room

15' 6" x 11' 5" ( 4.72m x 3.48m )  
UPVC double glazed bay window to rear elevation. UPVC double glazed window to side elevation. Radiator. Dado rail.

### Kitchen/Breakfast Room

12' 4" x 10' 8" ( 3.76m x 3.25m )  
Fitted with a range of base units with laminate worktops incorporating a one and a half sink bowl and drainer. Electric cooker point. Wall cupboards. Doors to large storage cupboard and further walk-in larder. Tiled splashbacks. UPVC double glazed window to rear elevation. Original stone flooring. Open to sitting room.

### Sitting Room

14' 8" x 9' 9" ( 4.47m x 2.97m )  
UPVC double glazed patio doors to the rear garden. Radiator. Door to rear porch.





### Rear Porch

Opaque UPVC double glazed door to side. Door to WC and garage.

### Cloakroom/wc/utility

Comprising close coupled WC and wash hand basin set in vanity unit. Storage cupboard. Plumbing for washing machine.

### Garage

17' 10" x 9' 11" ( 5.44m x 3.02m )  
 Opaque UPVC double glazed window to side elevation. Original garage door to front. Opaque window to side. Opaque glazed door to second garage.

### Second Garage

15' 1" x 8' 7" ( 4.60m x 2.62m )  
 Gas and electric meters. Original folding garage door to front.

### First Floor Landing

Opaque UPVC double glazed window to side elevation. Wood panelling to walls and display shelf. Access to loft. Doors to bathroom, bedrooms and airing cupboard.



### Family Bathroom

11' x 5' 5" ( 3.35m x 1.65m )  
 Comprising bath with mixer taps and electric shower over with shower screen, close coupled WC and wash hand basin set in vanity unit. Visibly fully tiled. Radiator. Opaque UPVC double glazed window to rear elevation. Opaque UPVC double glazed window to side elevation.

### Bedroom One

19' 1" into bay x 9' 11" to wardrobes ( 5.82m into bay x 3.02m to wardrobes )  
 UPVC double glazed bay window to front elevation. Radiator. Fitted bedroom furniture including wardrobes, bedside tables and storage. Door to en-suite.

### En-suite Shower Room

Comprising close coupled WC set in vanity unit with storage and shower cubicle with wall mounted electric shower. Visibly fully tiled walls.

### Bedroom Two

16' 2" into bay x 11' 4" ( 4.93m into bay x 3.45m )  
 UPVC double glazed window to side elevation. UPVC double glazed bay window to rear elevation with pleasant views over the garden and towards the Severn



Estuary. Wash hand basin set in vanity unit with storage. Tiled splashbacks. Radiator.

### Bedroom Three

11' 8" x 10' ( 3.56m x 3.05m )  
 Two UPVC double glazed windows to front elevation. Radiator. Door to storage room/study

### Storage Room/study

9' 11" x 5' 6" ( 3.02m x 1.68m )  
 Double glazed roof light. Door to storage into eaves.

### Bedroom Four

6' 4" x 7' 3" ( 1.93m x 2.21m )  
 UPVC double glazed window to rear elevation with pleasant views over the garden and towards the Severn Estuary.



## Outside

Front - Block paved driveway leading to a double garage and pathway to front which wraps around the property. Area laid to lawn and mature shrubs and trees to borders.

Side - Enclosed level area which is mainly laid to lawn with hedges to borders. Greenhouse and storage shed.

Rear - An enclosed large mature South-Westerly facing landscaped garden which has a large patio area. Lawn and mature shrubs, plants and trees to borders.







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.