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Roseville Old Chepstow Road, Langstone Newport
offers in the region of £580,000

 **black**

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About the property

Superb opportunity to purchase this beautifully presented and recently renovated deceptively spacious four bedroom detached family home. Located in this highly sought after location and tailored for contemporary living. Benefiting from extensive renovation. Well presented accommodation comprises entrance hall, cloakroom WC, family lounge with shower room off. Fresh and modern design, the open-plan kitchen/living space invites you to unwind and revel in the abundance of natural light. The updated kitchen showcases elegant finishes, making it a focal point for both culinary enthusiasts and entertainers alike with utility room off to the ground floor. Retreat to the revamped bedrooms (master with ensuite), where comfort meets style, and indulge in the modern amenities of the renovated family bathroom. This home seamlessly blends contemporary aesthetics with functional design, offering a turnkey experience for its fortunate residents. Set on a larger than average plot with driveway for several vehicles.

Ideal for commuting with easy access to the M4 Corridor. Easy access to local amenities including schools, the Celtic Manor Resort, Newport Spytty Retail and leisure park.

Accommodation

Entrance Hallway

Enter via an opaque double glazed composite door to the hallway. UPVC double glazed full length window to front elevation. Ceramic tile flooring. Radiator. Stairs to first floor. Doors to lounge, WC and kitchen.

Cloakroom/wc

Refitted and comprising close coupled WC and wash hand basin. Ceramic tile flooring. Tiled splashbacks.

Kitchen/dining Room

12' 2" x 14' 7" (3.71m x 4.45m)
An impressive modern open plan kitchen into dining room/sitting. Fitted with a good range of high gloss grey handleless units with laminate worktops incorporating a sink and drainer. Integrated five ring gas hob with cooker hood over. Integrated dishwasher and freezer. Integrated microwave and double oven. Space for fridge. Larder units. Feature centre island with breakfast bar and storage. Ceramic tile flooring. UPVC double glazed window and full length window to front elevation. Open to dining area. Open to;

Dining/sitting Room

24' x 8' 3" (7.32m x 2.51m)
Ceramic tile flooring. Radiator. Feature bi-folding doors to rear garden. Radiator. Inset spotlights. Door to utility room.

Utility Room

Range of base units with laminate worktops incorporating a stainless steel sink and drainer. Wall units. Plumbing for washing machine and dryer. Wall





mounted Baxi gas boiler. UPVC double glazed window to rear elevation. UPVC double glazed window to side elevation. Ceramic tile flooring.

Lounge

23' 1" max into bay x 12' 3" (7.04m max into bay x 3.73m)
UPVC double glazed bay window to front elevation. Two radiators. Feature fireplace. Original Oak parquet flooring. UPVC double glazed French doors to rear garden. Door to;

Shower Room/wetroom

Comprising close coupled WC, wash hand basin set in vanity unit and shower area. Opaque UPVC double glazed window to rear elevation. Heated towel rail. Ceramic tile flooring. Tiled splashbacks. Inset spotlights.

First Floor Landing

Staircase with feature Oak balustrade and hand rail with glass panelling leading to a split level landing. Access to loft. Doors to bedrooms and family bathroom.

Bedroom One

14' 7" x 10' 11" (4.45m x 3.33m)



UPVC double glazed window to front elevation. Radiator. Fitted wardrobes.

Ensuite Shower Room

Comprising close coupled WC, corner shower cubicle with rainfall shower head and further shower attachment and wash hand basin set in vanity unit. Ceramic tile flooring. Visibly fully tiled. Inset spotlights. Extractor fan. Opaque UPVC double glazed window to front elevation. Heated towel rail.

Bedroom Two

12' 8" max into bay x 12' 4" (3.86m max into bay x 3.76m)
UPVC double glazed bay window to front elevation. Radiator. Fitted wardrobes.

Bedroom Three

12' 11" x 10' (3.94m x 3.05m)
UPVC double glazed window to rear elevation. Radiator.

Bedroom Four

9' 10" x 9' 11" (3.00m x 3.02m)
UPVC double glazed window to rear elevation. Radiator.



Family Bathroom

A refitted bathroom which comprises a feature bath with mixer taps and shower attachment, double shower cubicle with rainfall shower head and further shower attachment, close coupled WC and double sink unit set in vanity unit. Tiled walls and ceramic tile flooring. Inset spotlights. Opaque UPVC double glazed window to rear elevation. Heated towel rail. Extractor fan.

Outside

Set in fantastic sized enclosed gardens

Front: Approached via driveway with space for several vehicles. Area laid to lawn. Patio slab pathway to front door. Access to garage and rear garden.

Rear: An enclosed South facing low maintenance rear garden with decked area and feature pond. Outbuilding for storage. Open to the side giving access to front of the property.









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.