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Nant-Y-Moor Close, Coedkernew Newport
offers in excess of £600,000



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About the property

This immaculate detached property is currently listed for sale and represents a wonderful opportunity for both families and couples seeking a peaceful residence in a strong local community. The property provides an excellent location, situated near public transport links, local amenities and schools, surrounded by green spaces and nearby parks, ensuring the perfect blend of convenience and tranquillity.

The home boasts four bedrooms, two bathrooms, a Large Kitchen, and three reception rooms. The master bedroom is a spacious haven of tranquillity, with an en-suite king size bed. Bedroom three is a generous size currently utilised as an office. Bedroom four slightly larger than bedroom 3, currently benefits from built-in wardrobes, acting as a dressing room providing ample storage space.

The kitchen is a real highlight, featuring an open-plan design, a convenient kitchen island, modern appliances, built-in pantries, and a utility room. Natural light floods the room, creating a bright and inviting space that includes a dining area leading into living room with direct access to the garden. The second reception room is accentuated by large windows, allowing for plenty of light to enter. Unique features of the property include a garage, off-street parking, a beautiful garden with a BBQ area, and breathtaking views. The peaceful location and high-quality finish throughout make this property a must-see. Book your viewing today to fully appreciate what this home has to offer.

Accommodation

Entrance Hallway

Enter via Glazed Upvc glazed side panel door, Wood laminate flooring; high skirtings; doors leading to, utility, wc, kitchen, sitting room, dining room; cloaks cupboard and Interne; flight of stairs to first floor; radiator. Alarm system

Reception Room One

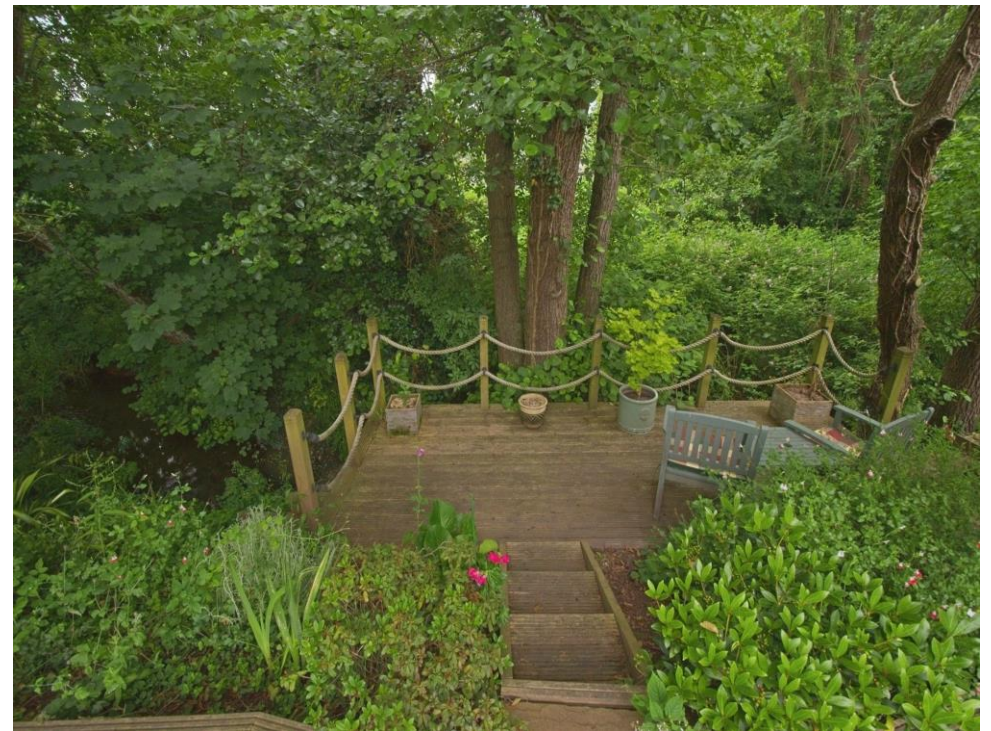
12' 7" x 15' 10" (3.84m x 4.83m)
Wood laminate flooring, high skirting's; large vertical style radiator with red phone box feature cover, links the open-plan kitchen; recess houses an electric wood burner style stove; multiple power sockets, array of spotlights in ceiling; large 63" HD TV, with sound bar and system, tall vertical radiators, maintaining open-plan leading into a large conservatory. Black-out type blind (electrically operated) drop to divide the space as necessary and provide shading of reflections on the TV.

Conservatory

15' 10" x 12' 5" (4.83m x 3.78m)
Wood laminate flooring, large solid roof, full glazed walls on three sides with double doors into the rear garden, fully fitted throughout with roller type blinds, independently operated to suit.

Kitchen

17' 6" x 15' 7" (5.33m x 4.75m)
Wood laminate flooring, high skirting's, windows; window blinds; door to side garden; large open-plan design with large island; island central Power tower with USB's contains 4nr oversized drawers and a 5nr bottle wine bottle rack; over-hangs one side creating a breakfast bar; L-shaped kitchen floor units (mix of drawers





and cupboards) and wall units with worktop; wall cupboards along window wall are glazed and have internal lighting; built-in electric oven; microwave; (grill /combi and convection oven ceramic induction hob; intergrated extractor hood ceramic sink with tower tap; separate waste disposal; Bosch integrated dishwasher; most top drawers have an inner drawer (i.e. cutlery etc); full height units along alcove wall include cupboards with shelves, 2nr pull-out food storage shelving units with containing side restraints; high-level cupboard all surrounding space for a Samsung American style fridge/freezer, plumbed for water and ice dispensing; also housing gas combi boiler vented to outside. [all units are Messrs Howden's] Door to understairs cupboard racked as a wine cupboard. The open-plan room leads into the sitting room. Also an external door leading to the side garden.

Utility Room

9' 7" x 6' 5" (2.92m x 1.96m)
Wood laminate flooring; high skirting; window; window blind; worktop, floor cupboards; plumbed Samsung washing machine, tumble drier; wall cupboards, 3nr full height larder cupboard (shelved), 14nr bottles wine rack; [all units are Messrs Howden's]; power socked and housing for upright vacuum cleaner; radiator; door leading to reception room three.

Reception Room Two



11' 10" x 9' 6" (3.61m x 2.90m)
Wood laminate flooring, high skirting's; window; window blind; large 48" Panasonic HD TV; radiator, power sockets. Window looks onto driveway.

Reception 3 / Converted Garage

16' 11" x 16' 3" (5.16m x 4.95m)
Step down, wood laminate flooring, high skirting's; window; window blind; decorated, lighting and power, radiators; electric consumer unit/fuse board with circuit breakers (high level); 2nr full height double cupboards fully shelved. Inspection hatch to roof space.

Wc

3' 4" x 6' 7" (1.02m x 2.01m)
Wood laminate flooring; high skirting's; window; window blind; close coupled WC and wash hand basin pillar tap; radiator, towel ring, toilet roll holder and coat hook, toilet lock on door.

Landing

Wood laminate flooring; high skirting's; doors leading to, master bedroom; bedroom two, bathroom, bedroom three /Study and bedroom 4 / dressing room. Power socket. Access to roof space via concertina ladder.



Master Bedroom

14' 11" x 10' 10" (4.55m x 3.30m)
Large bedroom, wood laminate flooring, high skirting's; window; window blind; radiator; spotlights in ceiling; ample power sockets;some with USBs; large 42" HDTV open-plan leading to en-suite;

En-Suite

Wood laminate flooring, high skirting's, window, window blind; WC, twin wash-hand basins housed within vanity unit with drawers, over-head mirrored wall cupboards with internal lighting large shower with glazed enclosure; extract fan; double tall wall cupboard in recess. Spotlights in ceiling and moisture type spotlight in shower area.

Bedroom Two

12' x 11' 7" (3.66m x 3.53m)
Large double bedroom, wood laminate flooring, high skirting's, window, window blind, radiator, ample power sockets..

Bedroom Three/ Study

9' 3" x 8' 10" (2.82m x 2.69m)



Wood laminate flooring, high skirting's; window overlooking garden, window blind, radiator, power sockets.

Bedroom Four/Dressing Room

8' 10" x 11' 3" (2.69m x 3.43m)

Wood laminate flooring, high skirtings, window overlooking garden, window blind, fully walled with fully height wardrobe units including inner drawers, shelves, hanging spaces and shoe drawers. radiator, power sockets

Bathroom

10' 2" x 5' (3.10m x 1.52m)

Loff Space

Large space, partly boarded, fully insulated, contains CCTV control point.

Outside

Rear Garden

Fully matured, trees, shrubs and planting, paved edging to all planting beds and borders, paving around conservatory and rear of house, some gravel pathways add texture to the landscape, all enclosing a large artificial grass lawn. Garden contains various fruit and



cooking apple trees. The boundary is fully fenced with vertical slatted fence panels. External power sockets in various location, a small raised decking platform houses a 4 person hot-tub with cover [Happy HotTubs].

Side Garden

Connects with the rear garden and runs the full length of the house behind the garage room and toward the carport. The area is partly continuously paved throughout its' length with the other part given over to 4nr raised beds within a netted cage, used as a vegetable garden; with gravel pathways between. A Rhino greenhouse completes the scene; behind which is a brick wall and a gate across the paving leading to the carport location. The are is fully fenced with vertical slatted fence panels. The actual boundary of the property is approximate 1 meter beyond this fence as marked by post & wire. A Laural hedge has been planted along this boundary.

Car Port Zone

The paving continues through the gate within the wall behind the greenhouse; the other side of which is a Ketter garden shed. Paving separates the house from the carport and continues around the carport meeting the driveway and the patio at the stream.

Car Port



A substantial oak framed double carport with a very large separate store along the rear elevation. The carport has a gallery roof, double hipped and tiled to match the house. Oak paneling forms a wall to the stream side and to the rear dividing the store. External power has been installed in two location and feature lighting matches that to the outside of the house. The store is accessed via double oak panelled doors, it is racked with Speedy shelving and work surfaces. Power and lighting serve the store. Advantage has been taken of the height with creation of a mezzanine floor, with is partly fitted with Speedy shelving and acts as storage. Access is via a standing ladder.

Front Garden

The road cross-over opens into a large imposing tarmac driveway, providing additional parking for several vehicles. The approach to the double carport is via a gravel forecourt, the gravel matches throughout the property and continues inside the carport. This gravel also acts as a good security feature. Outside of this hard areas is paving edging and a grass boarder running from the road cross-over to the carport. In the grass boarder in planted olive trees, ornament trees and boarder plants. Continuing down alongside the carport this area is a paved patio, taking advantage of the stream.



Although the boundary of the property extends to the stream, the stream is not part of the property. However, use has been made of the banking to plant a nature species boarder that provides colour and attracts wildlife. A path divides the grass area and leads to a few steps that descend onto an elevate decking area which is trimmed with post and rope railings along the edge, in order to take advantage and view of the stream and small waterfall.

The boundary of the property extends beyond the carport down to the stream and the stone bridge over, where the fencing ends, running back along the stream edge passed the carport, passed the driveway, passed the cross-over, along the hammer-head of the road system up to the street light at the head to the road. The property is protected with CCTV day & night vision camera in several locations to show the boundary.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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