



 4  2  3

Caerphilly Close, Rhiwderin Newport
offers in excess of £625,000

 **peter
alan**

01633 221892
newport@peteralan.co.uk



About the property

This exceptional four-bedroom detached family home is nestled within a highly sought-after and peaceful cul-de-sac, offering both privacy and convenience. The property boasts a beautifully landscaped, south-facing rear garden that enjoys stunning views, providing an idyllic outdoor space for relaxation and entertaining.

Designed with modern family living in mind, the interior features a spacious study, a generous lounge, and a refitted, extended Sigma 3 luxury kitchen/breakfast room, seamlessly flowing into an additional reception area. Upstairs, four well-proportioned bedrooms include a master suite with an en-suite bathroom, while a stylish family bathroom serves the remaining bedrooms.

The front of the property has been designed for both practicality and style, featuring a large, block-paved, low-maintenance frontage with ample parking for four cars in a non-tandem arrangement. If required, the driveway can accommodate up to six vehicles. A substantial one-and-a-half-sized garage is fitted with an electric door and houses a regularly serviced Vaillant boiler. Additional storage is available in the eaves, ensuring space is maximised. Thoughtfully illuminated by sensor-activated lighting, the driveway and front garden create a welcoming approach, while modern block-paved steps with sleek glass balustrades lead to a covered porch-perfect for secure parcel deliveries.

Accommodation

Hallway

Enter via opaque double glazed door to hallway. Doors to WC, study, lounge and kitchen/breakfast room. LVT flooring Stairs to first floor. Radiator.

Study/Office

A fantastic work environment fully fitted by Sharps including desk, drawers and storage. Numerous power points. UPVC double glazed window to front elevation.

Cloakroom/Wc

Comprising close coupled WC and wash hand basin. Tiled splashbacks. Ceramic tile flooring. Opaque UPVC double glazed window to front elevation.

Lounge

UPVC double glazed window to front elevation. Two radiators. Feature contemporary fireplace with electric fire. Bi folding doors to dining room/family room. Inset spotlights. Wall lighting. Professionally fitted laminate flooring.

Family/Dining Room

This versatile feature room can be accessed from both the kitchen and lounge, offering the flexibility to create a seamless open-plan living space. It is bright and inviting, with three UPVC double-glazed windows-one positioned to the side-and elegant French doors that open directly onto the garden, enhancing the indoor-outdoor connection. The room is finished with stylish LVT flooring, modern spotlights for a contemporary touch, and a radiator to ensure year-round comfort.





Kitchen/Breakfast Room

A standout feature of this property is the beautifully extended and upgraded luxury shaker-style kitchen and breakfast room, expertly designed and installed. This sophisticated space boasts an extensive range of high-quality base units complemented by elegant Quartz worktops, seamlessly combining style and functionality. Premium integrated appliances include a Neff microwave, double oven, and dishwasher, along with a sleek five-ring gas hob. There is ample space for an American-style fridge freezer, while additional storage solutions ensure optimal organization. A feature breakfast bar provides a perfect casual dining area. The room is illuminated by modern spotlights and benefits from two UPVC double-glazed windows to the rear elevation and one to the front, enhancing natural light. Flowing effortlessly into the family room, this kitchen is both a stylish and practical heart of the home. LVT flooring.

First Floor Landing

UPVC double glazed window to front elevation with pleasant views. Doors to bedrooms and bathroom. Double doors to storage cupboard housing hot water cylinder. Access to loft. Carpeted.



Bedroom One

Fitted with a range of bedroom furniture including wardrobes, cupboards, drawers and bedside tables. Radiator. UPVC double glazed window to the front elevation with views towards Twmbarlwm mountain. Double doors to ensuite. Carpeted.

Ensuite

Comprising shower cubicle and close coupled WC and wash hand basin set in vanity unit. Tiled floor and extractor fan. Opaque UPVC double glazed window to side elevation.

Bedroom Two

UPVC double glazed window to the rear with views over the garden. Three white Ikea double wardrobes to remain. Radiator. Carpeted.

Bedroom Three

UPVC double glazed window to rear elevation. Radiator. Fitted bedroom furniture including wardrobes, cupboards and shelving. Carpeted.



Bedroom Four

UPVC double glazed window to front elevation with pleasant views. Radiator. Carpeted.

Family Bathroom

Comprising bath with retractable shower attachment, close coupled WC and wash hand basin set in vanity unit. Walk in shower. Heated towel rail. Opaque UPVC double glazed window to rear elevation. Spotlights. Waterproof bathroom floor to ceiling panelling.

Outside

The expansive south-facing rear garden is thoughtfully designed across three generous terraces, creating a family-friendly outdoor space that seamlessly blends functionality with stunning aesthetics.

The first terrace, directly outside the French doors, features a spacious paved patio area, perfect for outdoor dining and entertaining. It is enhanced by integrated lighting, composite fencing, an impressive built-in BBQ, and convenient amenities such as an outdoor tap and power points. Steps lead up to the second terrace.



The second terrace is framed by professionally fitted gated railings spanning the full width of the garden. This level is predominantly laid to lawn with well-maintained shrubs and features a charming water fountain. Two large, low-maintenance decking areas provide additional seating and relaxation spaces, with a power point conveniently located on the mid deck. Rustic railway sleeper steps lead to the uppermost terrace.

The third terrace offers direct, secure gated access to Pentrepoeth Primary School, which borders the property. This level is also laid to lawn and bordered by shrubs, ensuring ease of maintenance. A substantial decked area with safety railings presents breathtaking panoramic views of the surrounding landscape-an absolute must-see. Additional features include a second outdoor tap, a double power point, and robust fencing with concrete pillars and wooden panels on both sides of the garden, ensuring privacy and security.

To the side of the house, a gated access point leads to a dedicated storage and recycling area. Recently reconfigured for improved accessibility, it now provides a practical space for storing prams and other household essentials with ease.



Garage

17' 1" x 14' (5.21m x 4.27m)

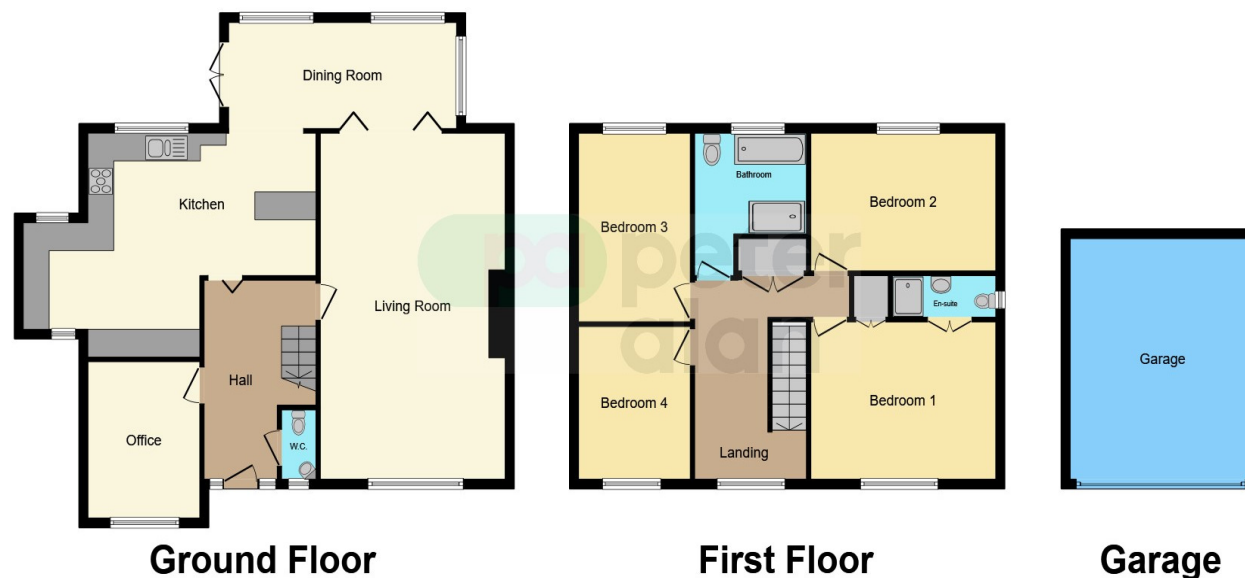
Accessed via an electric roller door. Water tap. Power and light. Storage above.





01633 221892

newport@peteralan.co.uk



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

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.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let mortgages are not regulated.

