



4 3 1

Caerphilly Close, Rhiwderin Newport
offers in the region of £485,000

 **peter
alan**

01633 221892
newport@peteralan.co.uk



About the property

An exceptional opportunity to acquire this beautifully presented detached residence, extensively updated and enhanced, and set within landscaped gardens. Perfectly positioned in one of the area's most sought-after locations, this property combines elegant living with modern convenience.

The well-planned accommodation comprises a welcoming entrance hallway, formal sitting room, cloakroom/WC, a contemporary refitted kitchen, separate dining room, utility room, and a spacious lounge on the ground floor.

The first floor offers four generously proportioned bedrooms, two of which benefit from stylish en-suite facilities, in addition to a modern family bathroom.

Externally, the property is approached via a private driveway providing ample parking for several vehicles. The landscaped gardens, designed for both beauty and ease of maintenance, create a delightful setting for outdoor enjoyment.

Ideally situated within a well-established and vibrant community, the home enjoys excellent access to public transport links, highly regarded schools, local amenities, and picturesque open spaces. With a wealth of nearby walking routes, it is perfectly suited to those who appreciate an active and outdoor lifestyle.

Accommodation

Hallway

Enter via composite door to hallway. Open to sitting room. Radiator. Stairs to first floor. Door to WC and kitchen.

Sitting Room

13' 3" x 8' 2" (4.04m x 2.49m)
UPVC double glazed window to front elevation. Door to utility room. Radiator.

Utility Room

6' 2" x 8' 4" (1.88m x 2.54m)
Plumbing for washing machine and dryer. Laminate worktop with base unit. Wall mounted Vaillant boiler. UPVC double glazed window to the rear elevation.

Wc

Comprising close coupled, ceramic tile flooring. Wash hand basin. Tiled splashback. Opaque UPVC double glazed window to the rear elevation.

Kitchen

14' 7" x 9' 8" (4.45m x 2.95m)
The kitchen has been refitted to a modern standard and features a comprehensive range of base and wall cupboards. It is equipped with an integrated double oven, microwave and dishwasher, along with an electric hob and tiled splashbacks. Inset spotlights provide contemporary lighting, and the space opens seamlessly into the dining area, creating a practical and stylish setting.





Dining Area

7' 9" x 12' (2.36m x 3.66m)
Double glazed bi folding doors to rear garden.

Lounge

13' x 17' (3.96m x 5.18m)
Bi folding doors to rear garden. French doors to front.
Radiator. Feature wood burning stove.

Landing

UPVC double glazed window to rear elevation. Doors to bedrooms, family bathroom and storage cupboard.

Family Bathroom

Comprising bath, close coupled WC, wash hand basin and shower. Opaque UPVC double glazed window to rear elevation. Ceramic tile flooring. Radiator.

Bedroom One

11' 10" x 12' (3.61m x 3.66m)
UPVC double glazed window to rear elevation.
Radiator. Door to ensuite.



Ensuite

Comprising double shower cubicle, close coupled WC and wash hand basin. Heated towel rail. Ceramic tile flooring. Visibly tiled walls. Opaque UPVC double glazed window to front elevation.

Bedroom Two

16' 6" x 8' 3" (5.03m x 2.51m)
Two UPVC double glazed windows to front elevation.
Radiator. Fitted wardrobes. Door to ensuite.

Ensuite

Opaque double shower , wash hand basin and close coupled WC. heated towel rail. Ceramic tile flooring. Opaque UPVC double glazed window to front. Extractor fan.

Bedroom Three

12' 2" x 7' 11" (3.71m x 2.41m)
UPVC double glazed window to rear elevation.
Radiator.



Bedroom Four

8' 6" x 8' 2" (2.59m x 2.49m)
UPVC double glazed window to front elevation.
Radiator.

Outside

To the front of the property there is a driveway providing ample parking for several vehicles. The rear garden is larger than average, beautifully landscaped and privately enclosed, featuring an excellent variety of mature plants, trees and shrubs. There is a generous patio area, a well-maintained lawn and an additional section laid to stone chippings. The garden also benefits from a storage shed together with a further shed fitted with power. A gate provides access to the front, and there is also a useful storeroom with external door.





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.

