



## Cotswold Way, offers in the region of £420,000

- Spacious family home
- Five bedrooms
- Well presented
- Sought after location
- Ideal for commuting
- EPC Rating: C



 5  2  2



## About the property

Superbly presented throughout with a refined contemporary finish, this exceptional family home offers both elegance and practicality in a highly convenient location just moments from Newport City Centre. Perfect for professionals working locally or commuting to Cardiff, Bristol, or London.

On arrival, the welcoming entrance hallway immediately sets the tone for the quality and style found throughout the home. A convenient downstairs WC and an area beneath the staircase make excellent use of space, while the hallway flows seamlessly towards the main living areas. At the rear of the property lies a beautifully appointed kitchen that forms the true heart of the home. Designed for both everyday living and entertaining, it opens into a bright and inviting dining area with sliding doors leading through to the elegant living room. Here, a feature fireplace and a bay-fronted window create an atmosphere of warmth and sophistication. From the dining area, doors open out to a raised garden terrace - a perfect setting for alfresco dining and family gatherings. Steps lead down to a landscaped garden with a patio and a charming decking area, offering multiple spaces for relaxation. A private driveway at the front provides off-road parking.

The principal bedroom is conveniently located on the ground floor, complete with a sleek en-suite shower room and a practical utility cupboard. This layout lends itself beautifully to flexible or multi-generational living.

Upstairs, there are four further bedrooms - three generous doubles and a comfortable single - providing ample accommodation for a growing family or guests. The family bathroom is stylishly fitted with a contemporary suite, including both a bathtub and a separate shower unit.

This beautifully maintained home perfectly balances modern design with thoughtful functionality, offering a superb lifestyle opportunity close to the heart of Newport.





## Accommodation

### Location

The property is ideally situated within a five-minute drive of Newport train station and enjoys easy access to the M4 corridor. The vibrant amenities of Newport High Street, Friars Walk Shopping Centre, and the regenerated Newport Market are close by, providing an array of restaurants, cafés, and boutique shops.

### Hallway

### Cloakroom/ Wc

### Reception Room/Bedroom Five

12' 3" x 10' 6" ( 3.73m x 3.20m )

### Ensuite

### Utility Room

### Kitchen/Dining Room

19' 11" x 13' ( 6.07m x 3.96m )

### Lounge

18' 5" x 12' ( 5.61m x 3.66m )

### First Floor Landing

### Bedroom One

14' 4" x 9' 7" ( 4.37m x 2.92m )

### Bedroom Two

12' 1" x 8' 6" ( 3.68m x 2.59m )

### Bedroom Three

13' 3" x 9' 1" ( 4.04m x 2.77m )

### Bedroom Four

8' 1" x 9' 7" ( 2.46m x 2.92m )

### Family Bathroom

### Outside

## Floorplan



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