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CARDIFF

VALE

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BRISTOL



*Cwm-Dylan Close*

BASSALEG



Set within the highly desirable area Cwm-Dylan Close, within Rhiwderin Heights (Bassaleg, Newport) this beautifully presented three-bedroom semi-detached residence offers generous proportions, refined living spaces, and an enviable location close to the town centre. The garage conversion is a great additional space, offering plenty of versatility as an extra reception room, a study, play room or even an additional bedroom. Immaculately presented throughout.

Comments by Mr Ollie Vincent



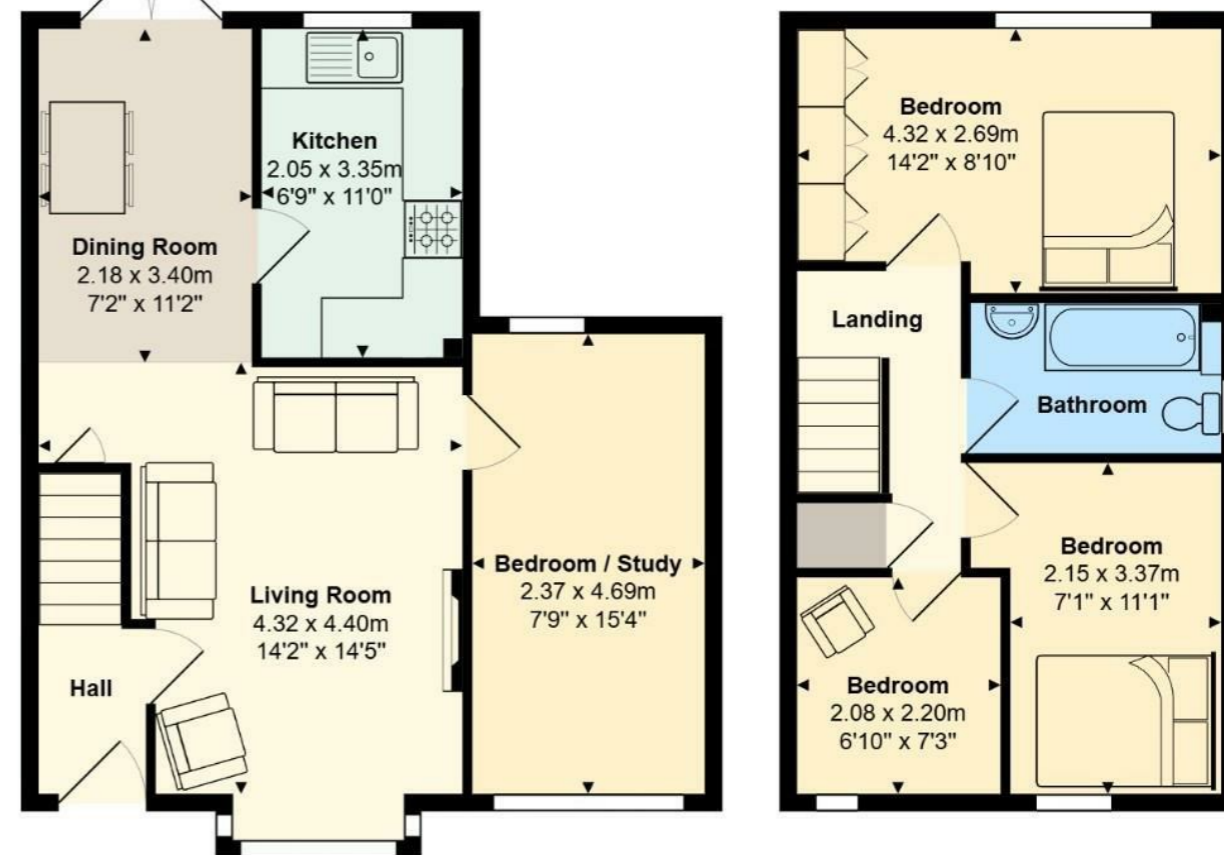
**Property Specialist**

**Mr Ollie Vincent**

Senior valuer

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### Cwm-Dylan Close



Total Area: 79.8 m<sup>2</sup> ... 859 ft<sup>2</sup>

All measurements are approximate and for display purposes only

*We have loved living here. Its a great residential area, and the neighbours have been wonderful.. We've enjoyed many years here, and we hope any new buyers will find the same!*

Comments by the Homeowner





# Cwm-Dylan Close

*Bassaleg, Newport, NP10 8JR*

Asking Price

**£260,000**



3 Bedroom(s)



1 Bathroom(s)



859.00 sq ft



Contact our  
***Brinsons Caerphilly Branch***  
029 20867711

Nestled in the charming setting of Cwm-Dylan Close, within the sought-after Rhiwderin Heights area of Bassaleg, this delightful semi-detached home offers an excellent opportunity for families and first-time buyers alike.

Spanning approximately 859 sq ft, the property boasts three versatile reception rooms, providing ample space for both relaxing and entertaining. The well-proportioned layout continues upstairs with three comfortable bedrooms, including a spacious rear bedroom complete with fitted wardrobes, creating a peaceful and practical retreat.

The home also benefits from a thoughtfully converted garage, currently used as an art and music room. This flexible space could easily serve as a home office, children's playroom, or even an additional bedroom, depending on your needs.

The bathroom is well-appointed and functional, catering perfectly to modern family living. Outside, the property features driveway parking and a beautifully landscaped garden—ideal for enjoying outdoor time with family and friends.

Recent improvements include a new boiler and updated piping, as well as a fixed roof and flashing on the garage conversion, ensuring the home is ready for immediate enjoyment. A newly installed electric fire adds further warmth and comfort to the living area.

Situated in a friendly and welcoming neighbourhood, the property is conveniently located close to local amenities and excellent transport links, making day-to-day living both easy and enjoyable.

This is a wonderful opportunity to secure a well-presented home in a desirable location. Early viewing is highly recommended to fully appreciate all that this property has to offer.



**Hall**

**Living Room 14'2" x 14'5" (4.32 x 4.40)**

**Dining Room 7'1" x 11'1" (2.18 x 3.40)**

**Kitchen 6'8" x 10'11" (2.05 x 3.35)**

**Study / Bedroom**

**to the first floor**

**Landing**

**Bedroom 14'2" x 8'9" (4.32 x 2.69)**

**Bedroom 7'0" x 11'0" (2.15 x 3.37)**

**Bedroom 6'9" x 7'2" (2.08 x 2.20)**

**Bathroom**

**Council Tax**

BAND D

**School Catchment**

Your catchment English medium primary for admission from July 2023 onwards is Pentrepoeth Primary

Your catchment English-medium secondary effective from 2021 is Bassaleg School

Your catchment Welsh-medium primary effective from 2021 is Ysgol Gymraeg Nant Gwenni

Your catchment Welsh-medium secondary is Ysgol Gyfun Gwent Is Coed, Newport

**Tenure**

We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.





**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales** EU Directive 2002/91/EC

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