



River Cottage Maesglas Grove, Newport

£350,000

- Gated development
- Three storey family home
- Spacious accommodation
- Gated driveway for multiple vehicles
- EPC Rating: C



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About the property

Constructed circa 2006, the property is beautifully presented throughout and offers spacious, well-proportioned accommodation arranged over three floors, making it an ideal home for growing families.

The ground floor comprises a welcoming entrance hall, cloakroom/WC, generous utility room, spacious living room, separate dining room, and a well-appointed fitted kitchen. To the first floor are two double bedrooms, including an impressive principal suite with a dressing room and en-suite shower room, together with a contemporary family bathroom. The second floor provides two further well-proportioned bedrooms, offering flexible accommodation for family members, guests, or home working.

Externally, the property is accessed via electric gates leading to a private driveway providing ample off-road parking for multiple vehicles. To the rear is a larger-than-average enclosed garden, offering an excellent space for outdoor entertaining.

Ideally positioned just minutes from Newport city centre, the property benefits from excellent access to a wide range of local amenities, including shops, supermarkets, schools, and regular public transport services. Tredegar Park is also nearby, providing extensive green space, walking routes, and leisure facilities. For commuters, the property enjoys exceptional road connections, with the A48(M) and Junctions 27 and 28 of the M4 motorway within easy reach, offering convenient travel to Cardiff, Bristol, and beyond.

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.

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Accommodation

Hallway

Wc

Utility Room

13' 1" x 8' 10" (3.99m x 2.69m)

Living Room

16' 5" x 11' 10" (5.00m x 3.61m)

Dining Room

11' 10" x 10' 10" (3.61m x 3.30m)

Kitchen

11' 6" x 10' (3.51m x 3.05m)

First Floor Landing

Bedroom One

15' 1" x 11' 6" (4.60m x 3.51m)

Dressing Room

11' 6" x 5' 7" (3.51m x 1.70m)

Ensuite

11' 6" x 5' 7" (3.51m x 1.70m)

Bedroom Two

14' 9" x 8' 10" (4.50m x 2.69m)

Family Bathroom

10' 6" x 8' 2" (3.20m x 2.49m)

Second Floor

Bedroom Three

14' 5" x 14' 1" (4.39m x 4.29m)

Bedroom Four

14' 1" x 13' 1" (4.29m x 3.99m)

Outside

Agents Note

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."