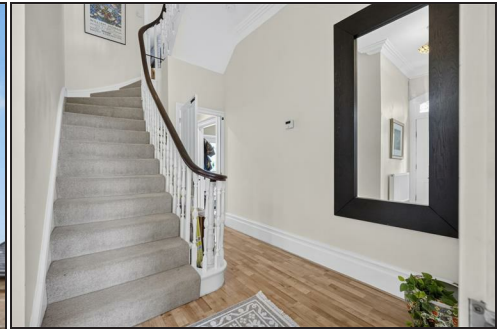




5 Stow Park Avenue Newport



ICONIC VERSATILE VICTORIAN HOME WITH EXCEPTIONAL VERSATILITY

- SUBSTANTIAL PERIOD SEMI-DETACHED HOME BUILT CIRCA 1849
- FLEXIBLE ACCOMMODATION ARRANGED OVER FOUR SPACIOUS FLOORS
- UP TO SEVEN BEDROOMS WITH VERSATILE RECEPTION AND STUDY SPACE
- STUNNING HIGH-SPECIFICATION KITCHEN WITH GRANITE WORKTOPS AND INTEGRATED APPLIANCES
- LUXURIOUS PRINCIPAL SUITE WITH WALK-IN WARDROBE AND EN-SUITE BATHROOM
- FOUR-ROOM BASEMENT OFFERING EXCELLENT CONVERSION POTENTIAL (STPP)
- BEAUTIFULLY LANDSCAPED REAR GARDEN WITH SUNNY ELEVATED PATIO AND MATURE PLANTING
- NEWLY INSTALLED DOUBLE-GLAZED SASH WINDOWS THROUGHOUT AND NEW ROOF
- POTENTIAL TO CREATE OFF-ROAD PARKING VIA THE SIDE ACCESS
- PRIME STOW PARK AVENUE LOCATION CLOSE TO SCHOOLS, AMENITIES AND THE M4 MOTORWAY

£650,000



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Stow Park Avenue

Introduction

A fantastic and rare opportunity to purchase this substantial and beautifully presented semi-detached period family home, originally built circa 1849 and occupying a sought-after position on Stow Park Avenue, Newport. Ideally located, the property offers easy access to an excellent range of local amenities and transport links. Within walking distance are local shops, bus stops and well-regarded schools, while the nearby M4 motorway provides an excellent commute to neighbouring towns and cities.

Arranged over four spacious floors, this impressive home offers an abundance of versatile living accommodation, making it ideal for growing families, multi-generational living or those working from home. Offering up to seven bedrooms, the current owners have thoughtfully adapted several of the rooms as additional lounges and study areas, highlighting the incredible flexibility the property provides.

The home has been exceptionally well maintained and further benefits from a modern gas combination boiler and newly installed double-glazed sash windows throughout, representing a significant investment already made for the next owner.

On entering the property, you are welcomed by an impressive entrance hallway which sets the tone for the character and space found throughout. The ground floor comprises a generous living room, an elegant formal dining room, and a stunning high-specification kitchen fitted with integrated appliances, granite worktops and ample storage and a beautiful family bathroom. A practical utility room adjoins the kitchen, providing additional workspace and convenience.

The first floor offers four spacious and adaptable rooms, currently configured as a combination of bedrooms and reception areas, together with a well-appointed family bathroom.

Occupying the top floor are three further bedrooms, including a superb principal suite featuring a luxurious en-suite bathroom and an impressive walk-in wardrobe. An additional shower room serves the remaining bedrooms, making this level ideal for family living or guest accommodation.

The basement is another exceptional feature of the property, comprising four rooms currently utilised for storage. Subject to the necessary planning permissions and building regulations, this space offers outstanding potential for conversion into additional living accommodation, a self-contained annexe, home office, gym or cinema room.

Externally, the rear garden is a true highlight. Beautifully landscaped, it enjoys a sunny elevated patio, perfect for outdoor dining and entertaining, with steps leading down to a generous lawn surrounded by mature trees, established planting and colourful shrubbery, creating a peaceful and private setting. The side access is large enough to accommodate a vehicle and offers exciting potential to create off-road parking if desired.

Homes of this size, character and versatility rarely become available. Early viewing is highly recommended to fully appreciate the generous accommodation, period charm and endless possibilities this outstanding family home has to offer.

Tenure

Freehold

Boundaries

To be confirmed by your solicitor

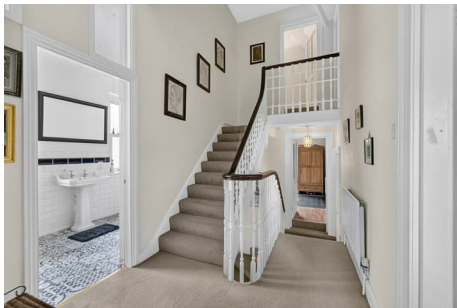
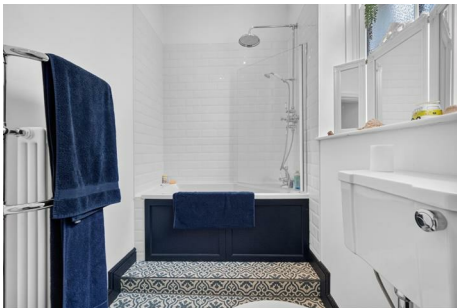
Council tax

Band F

Viewing

By prior appointment with vendors agents James Douglas. Tel: 01633 212666.

These particulars do not constitute an offer or contract of sale. Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and prospective purchasers should satisfy by inspection or otherwise as to the correctness of any statements or information contained therein.





Energy Efficiency Rating

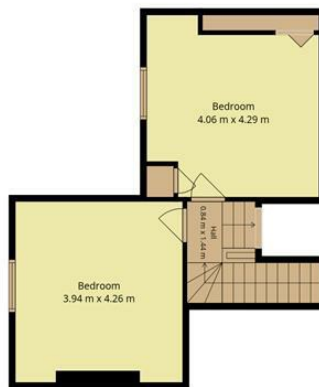
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

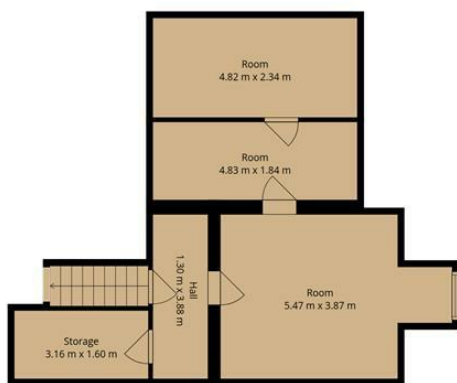
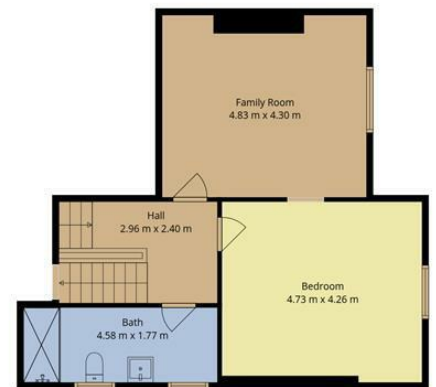
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	



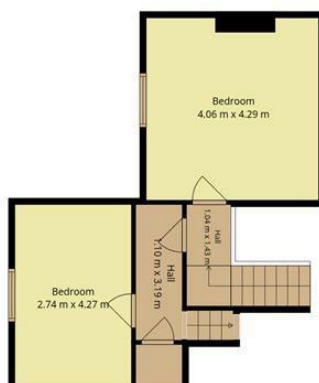
1ST FLOOR



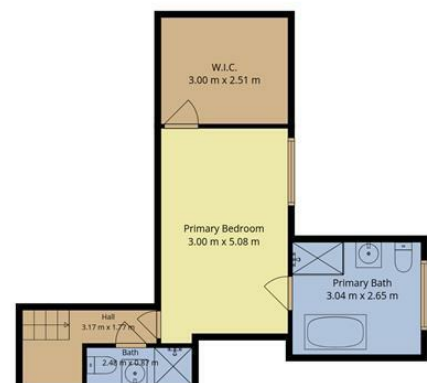
2ND FLOOR



BASEMENT



3RD FLOOR



TOTAL: 278 m2

1st floor: 3 m2, 2nd floor: 100 m2, 3rd floor: 40 m2, 4th floor: 59 m2, 5th floor: 40 m2, 6th floor: 36 m2

EXCLUDED AREAS: ROOM: 41 m2, HALL: 5 m2, STORAGE: 5 m2,

LOW CEILING: 2 m2, WALLS: 31 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.