



## **Lyndhurst 1 Upper Bar, Newport, TF10 7EH**

**Offers In The Region Of £825,000**

A unique property with the perfect balance of original character and contemporary style. Situated in an ideal location on the edge of Newport town centre, this three storey home offers excellent living accommodation with spacious bedrooms. It is as impressive on the inside as it is on the outside.



### Entrance Hall

Entering through a dramatic black wooden door into a hall separated by glass paneled internal door.

### Hallway

Original Victorian mosaic tiles line the hallway floor which provides access to all ground floor accommodation and grand staircase leading to the first floor.

### Lounge Diner

A modernised, open-plan living space with two modern floor to ceiling chrome radiators, the high ceilings and large bay windows allow for plenty of natural light to fill the room, generous sized dining area, an electric feature fireplace occupies the centre of the room, wooden flooring with integrated spotlights and underfloor heating.

### WC

Wooden sliding door into stylish room with a mix of textured wallpaper and marble effect laminate walls, low level flush white WC with sink and vanity unit, touch sensitive light up mirror, marble wall-mounted radiator, storage cupboard.

### Kitchen

Bright and airy spacious kitchen with multiple windows and modern grey bifold doors out to the rear garden, plenty of storage space from wooden wall and base units along with matching drawers located in the central island which is topped with a Corian work surface, integrated Leisure oven and hob with overhead extractor fan, abstract pattern cream tiled flooring with underfloor heating continues through the kitchen, utility and family area.

### Family Area

Versatile living space with large sash window and alcove with spotlight light fittings.

### Utility

Outside access through grey wooden door, integrated stainless steel sink and dishwasher with plumbing for further appliances.

### Landing

Spacious cream-carpeted landing with storage cupboard, large sash window and second staircase.

### Master Bedroom

Stylish rear-elevation double bedroom consisting of ample built-in wardrobes, two windows, radiator, loft hatch and modern en-suite shower room.

### En-Suite

Sleek, modern tiled room, with vast square-based corner shower unit and chrome shower, white gloss double sink and vanity unit with waterfall taps, low level flush white WC, wooden storage units, underfloor heating, wall-mounted chrome heated towel rail, airing cupboard.

### Bedroom Two

Large front-elevation double bedroom with two vast sash windows providing lots of light, wooden double doors through to bathroom, boxed radiator, cream carpet.

### Bathroom

Centrally located and accessed by both first floor bedrooms, substantial room with freestanding bath, large curved shower unit, low level flush white WC and sink, French doors open onto small balcony.

### Bedroom Three

Bright rear-elevation double room currently occupied with two single beds, two arched windows and high ceilings allow lots of natural light in, built-in wooden wardrobe space, radiator, en-suite shower room.

### En-Suite

Chrome shower unit with marble pattern laminate walls, abstract print dramatic wallpaper on the remaining walls, low level flush white WC and sink.

### Bedroom Four

Contemporary, generous size front-elevation double bedroom, built-in storage cupboard, large sash window, radiator.

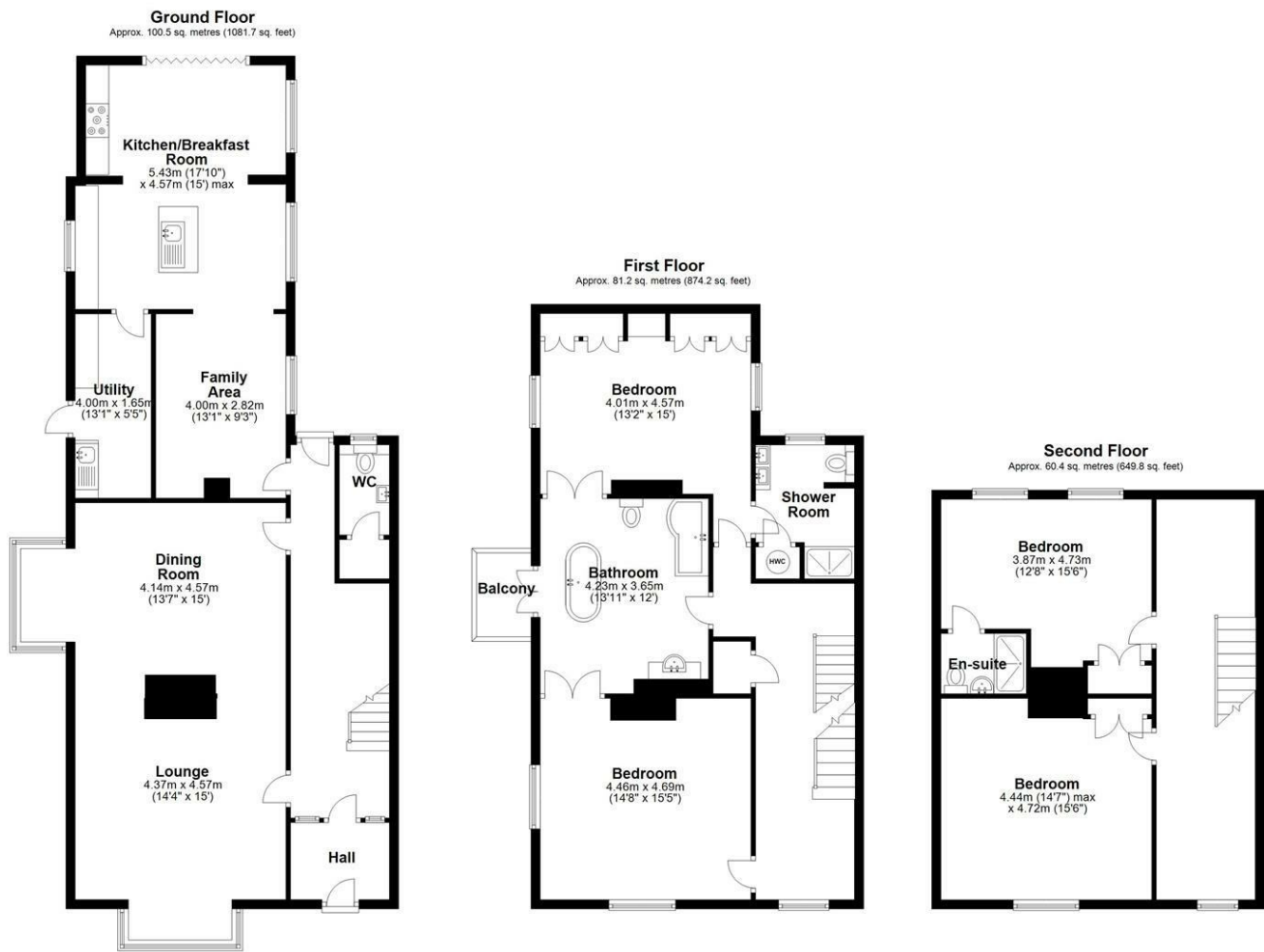
### Driveway

Entered through electric metal gates into a vast gravel driveway with parking for multiple vehicles, established raised borders, slabbed walkways with inset spotlights.

### Garden

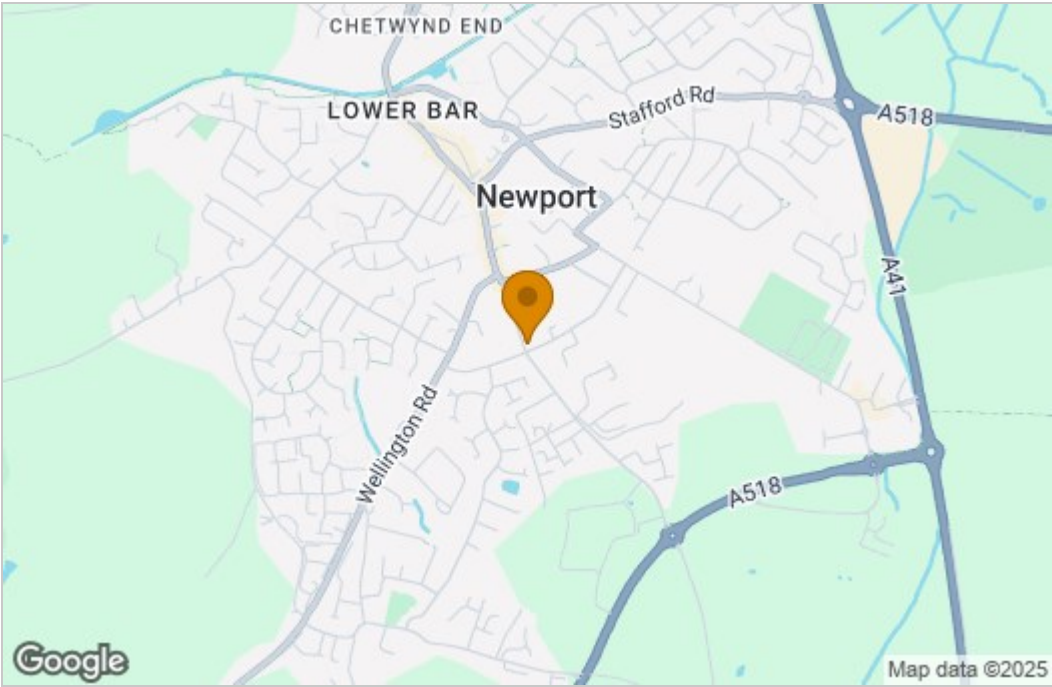
An oak framed pergola extends from the back of the property over a raised decked area, a central lawn area with patios at either end, a further raised decked area extends down the side of the garden with raised borders occupying the remaining boundaries, wooden summerhouse/storage at the base of the garden with electricity supply, bin store and watering system in place.

Floor Plan

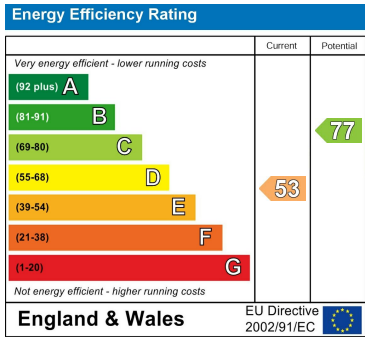


Total area: approx. 242.1 sq. metres (2605.8 sq. feet)

Area Map



Energy Efficiency Graph



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