



## Larmorna Broad Street offers in the region of £430,000

- NO CHAIN, FOUR DOUBLE BEDROOMS, 16 FT LOUNGE,
- 16 FT KITCHEN, 14 FT DINING ROOM
- SPACIOUS FAMILY BATHROOM, DOWNSTAIRS WC
- AMPLE PRIVATE PARKING, 19 FT GARAGE
- WONDERFUL HAMLET VILLAGE LOCATION
- COUNCIL TAX G
- EPC Rating: D





## About the property

A traditional gable fronted detached four double bedroom house, built circa 1958, and occupying a truly delightful position fronting a small hamlet of detached houses within the rural village of Peterstone Wentloog. This very spacious and well designed double fronted property is set back with a deep level front garden, a long private drive which leads to an integral 19 FT garage, whilst the large and lovely level rear gardens back onto beautiful green fields, with uninterrupted views across open countryside. The picturesque and pretty village of Peterstone Wentloog is a small village to the south west of the city of Newport, and North east of the City Of Cardiff. Its a coastal location, just six miles from Newport and 7.5 miles from Cardiff. It lies in the community parish of Wentloog and electoral ward of Marshfield. The 'Wales Coastal Footpath' runs along the sea wall and leads to a wooden screen that gives an impressive view of the wildlife on the estuary without disturbing them. This place is internationally important for the birds that use the foreshore, and cattle and horses roam freely along this stretch of coast, including on the lower path and on top of the sea wall. This very impressive and versatile home benefits stunning views that extend towards the former Parish Church of Wentloog, and would be ideal for a growing family or a couple seeking a tranquil location within easy access to local amenities including an exit onto the M4 off the A 48.



## Accommodation

### The Property

The property includes charming wood block floors, traditional style panel doors, CCTV security surveillance with four cameras, Oil fired heating with panel radiators with a modern tank (circa 2016), and a modern Worcester combi boiler (circa 2019), a modern electric consumer unit (2014), High fibre broad band, smart heating with Octopus energy, a cast iron log burner, a sophisticated intruder alarm, a fully insulated roof space (2019), and white PVC double glazed windows. The generous and deceptively spacious living accommodation comprises a large entrance reception hall (18'0 x 6'8), a capacious lounge (15'10 x 13'10), a separate dining room (13'10 x 12'5), inset with hardwood double glazed French doors with side screen windows that open on to the large and level rear gardens with outlooks extending right across open countryside with green fields and woodland. There is also a large fitted kitchen (15'10 x 8'9), a ground floor utility room and wc, whilst on the first floor there is a gallery landing with a most exquisite stained glass leaded timber casement window, four large double sized bedrooms, and a modern family bathroom with both a panel bath and a separate shower cubicle. The magnificent rear gardens are a wonderful feature for this property, being large and totally, comprising three lawns and three paved patio

areas, A super sized and very versatile detached property in a delightful location, must be seen!

### Entrance Porch

Open fronted.

### Entrance Hall

18' x 6' 8" ( 5.49m x 2.03m )  
Approached via a part paneled front entrance door inset with patterned glass sealed double glazed windows with matching side screen window, leading in to a central hall with charming wood block flooring, single flight carpeted staircase to first floor landing, high coved ceiling, radiator.

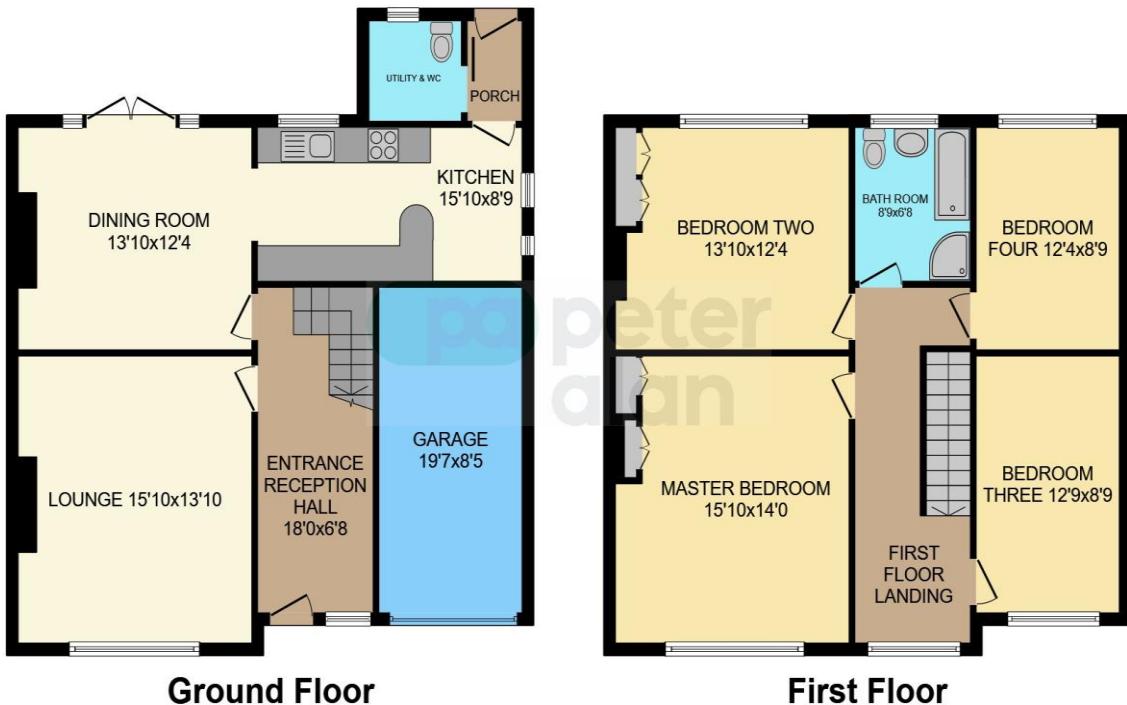
### Front Lounge

15' 10" x 13' 10" ( 4.83m x 4.22m )  
Approached independently from the entrance hall via a part paneled contemporary internal door with upper light patterned glass windows and Regency handles leading to a main lounge with charming wood block flooring, high coved ceiling with ceiling rose, sealed double glazed hardwood window with outlooks across the large frontage gardens and drive and on to the pretty village of Peterstone Wentlooge

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## Floorplan



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