

Jeffrey Ross

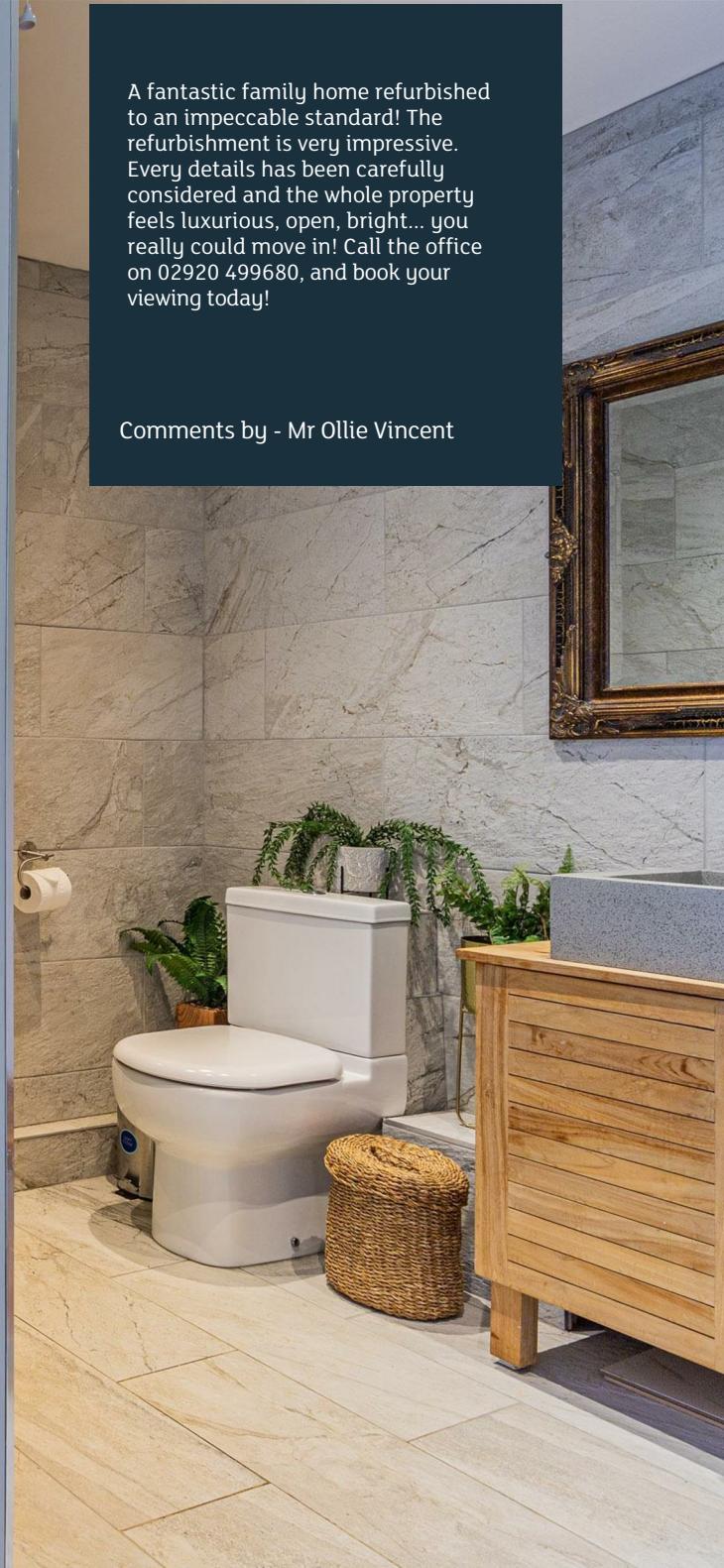
A L E T T I N G S  
S T Y L I S H S A L E S  
C A R D I F F ' S H O M E F O R



G R O V E S   R O A D  
N E W P O R T



8 Groves Road  
Total Area: 2100 ft<sup>2</sup> ... 195.1 m<sup>2</sup>  
All measurements are approximate and for display purposes only



## GROVES ROAD

NEWPORT, NP20 3SP - OFFERS IN EXCESS OF - £700,000



4 Bedroom(s)



2 Bathroom(s)



2100.00 sq ft

Jeffrey Ross is delighted to present this stunning four-bedroom detached family home located on Groves Road in Newport. This property, built in 1950, has undergone a full refurbishment and boasts an incredible finish with high-end specifications throughout, making it a true gem in the area.

As you drive through the private gated entrance, there is plenty of space to park on the large driveway. Enter the property, and you are welcomed into a spacious hallway that leads to a variety of well-appointed reception rooms. The ground floor features an immaculately presented living room complete with a gas fire, a second family room that opens through French doors to the beautifully landscaped rear garden, and a stylish kitchen equipped with built-in appliances and a gas range cooker. Additionally, there is a separate dining room that flows into a charming sunroom, currently set up as a music room, perfect for enjoying the natural light and views of the garden.

The first floor offers two generously sized double bedrooms, both with built-in wardrobes, alongside a family bathroom that includes both a bath and a shower overhead, as well as a separate WC. A versatile single bedroom can serve as a home office, while the exceptional master suite is a highlight of the property, featuring built-in wardrobes, a dressing room, and a luxurious en-suite bathroom with a walk-in shower.

Outside, the property is surrounded by a large garden that includes two inviting seating areas, ideal for relaxation or entertaining. The driveway provides parking for up to three vehicles and is accessed through a single electric gate with an intercom system, ensuring both convenience and privacy.

This exquisite home, with a huge plot size, is perfectly situated in a residential area, with easy access to the M4, making it an ideal choice for families seeking both comfort and convenience. Don't miss the opportunity to make this luxurious property your own. Call the office on 02920 499680 today!

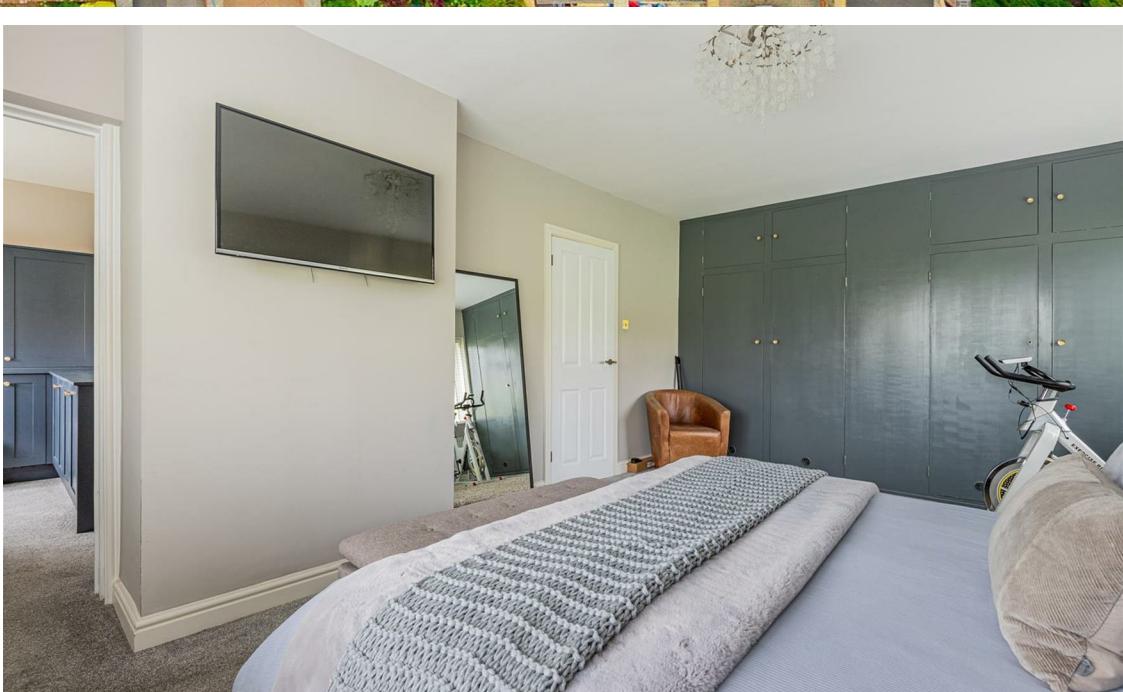
### PROPERTY SPECIALIST

**Mr Ollie Vincent**  
029 20499680 extensi  
ollie.vincent@jeffreyross.co.uk  
Senior valuer



A fantastic family home refurbished to an impeccable standard! The refurbishment is very impressive. Every detail has been carefully considered and the whole property feels luxurious, open, bright... you really could move in! Call the office on 02920 499680, and book your viewing today!

Comments by - Mr Ollie Vincent



#### Porch

#### Hallway

2.52 x 3.13 (8'3" x 10'3")

#### W/C

#### Kitchen

0.91m.18.59m x 0.91m.16.46m (3.61 x 3.54)

#### Dining Room / Music Room

3.61 x 3.26 (11'10" x 10'8")

#### Living Room

5.82 x 4.02 (19'1" x 13'2")

#### Family Room

3.71 x 5.82 (12'2" x 19'1")

#### to the First Floor

#### Landing

#### Master Bedroom

3.72 x 5.82 (12'2" x 19'1")

#### En-suite (Master)

3.55 x 1.89 (11'7" x 6'2")

#### Dressing Room

3.43 x 1.84 (11'3" x 6'0")

#### Bedroom 2

3.64 x 3.43 (11'11" x 11'3")

#### Bedroom 3

3.64 x 3.12 (11'11" x 10'2")

#### Bedroom 4 / Study

0.30m.28.96m x 0.91m.3.66m (1.95 x 3.12)

#### Bathroom

0.61m.9.14m x 0.30m.25.30m (2.30 x 1.83)

#### W/C

#### Tenure

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

#### Council Tax

BAND G

#### School Catchment

English medium primary for admission from July 2023 onwards is

Name: Glasllwch Primary

English-medium secondary effective from 2021 is  
name: The John Frost School

Welsh-medium primary effective from 2021 is  
School: Ysgol Gymraeg Nant Gwenni

Welsh-medium secondary is  
Name: Ysgol Gyfun Gwent Is Coed, Newport

nearest Faith school is

School Name: St David's RC Primary School  
Disclaimer: For information only - The locations of the Roman Catholic Schools in Newport.  
Distance: 2 km away



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		



