



NEWPORT

Guide price **£325,000**



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# 24 EDNEY VIEW

Newport, NP10 8HP



South facing garden  
Close proximity to the M4 Corridor  
Solar panels

A beautifully presented three-bedroom detached home set within the popular Duffryn area, this property offers a rare opportunity to own a home with a professionally designed, TV-featured garden. Perfectly suited for modern family living, the property combines versatile indoor space with a stunning south-facing outdoor retreat, ideal for both relaxation and entertaining. With excellent access to the M4 corridor and close proximity to Tredegar house and gardens, this home balances convenience with lifestyle.



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### KEY FEATURES

- Detached
- Three bedrooms
- Conservatory
- Downstairs WC
- South facing garden
- Solar panels



# STEP INSIDE



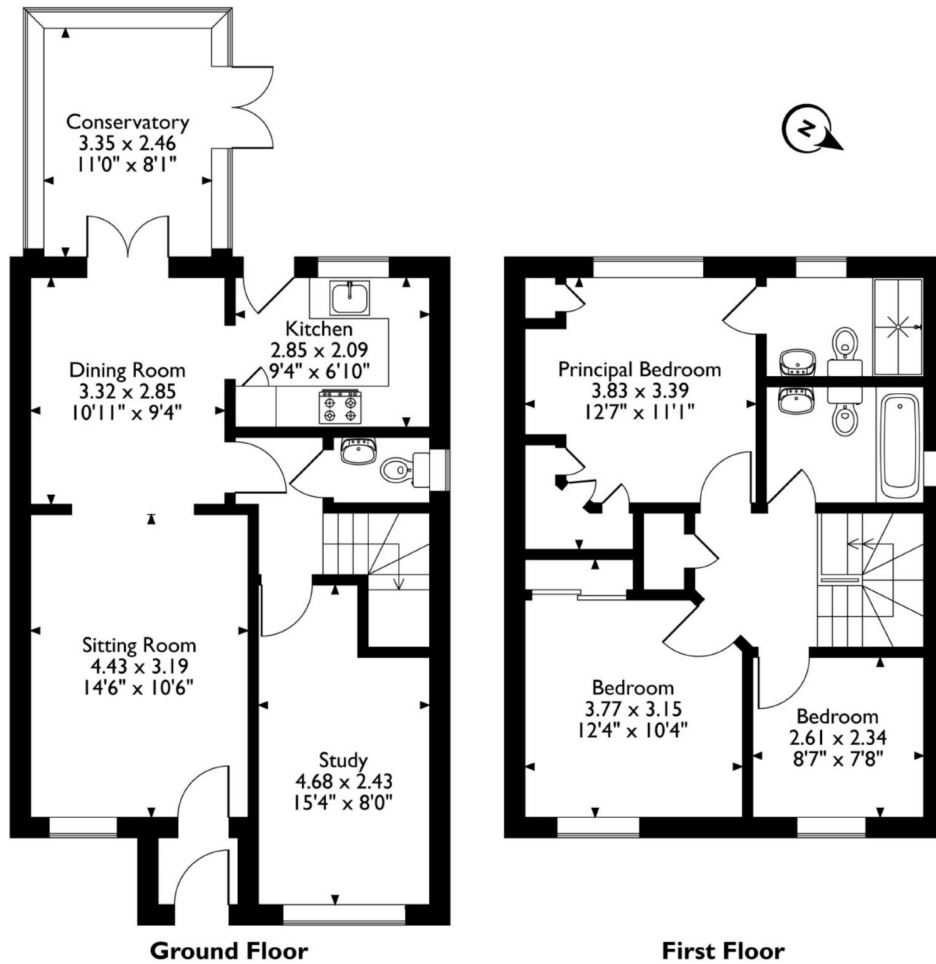
As you step into Edney View through the entrance porch, you are welcomed directly into the spacious living room/dining room, creating an immediate sense of openness and a sociable layout ideal for both relaxing and entertaining.

This versatile space also benefits from a projector setup, currently used as a home cinema, making it perfect for hosting and enjoying movie nights.

From here, you have access to the well-appointed kitchen, which offers an array of integrated appliances and ample storage.

The kitchen provides direct access to the rear, opening out onto a south-facing garden, ideal for indoor-outdoor living and enjoying sunlight throughout the day.

24, Edney View, Newport  
Approximate Gross Internal Area  
106 Sq M/1141 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

The ground floor further benefits from a convenient downstairs WC. The garage has also been converted and offers a flexible space for a variety of uses - an additional reception room, home office, playroom or snug.

To the first floor, there are three well-proportioned bedrooms and a family bathroom, with the principal bedroom enjoying the added benefit of an ensuite.

# STEP OUTSIDE



The standout feature of this home is its professionally designed rear garden, created as part of the BBC programme Garden Rescue (2018/2019) by renowned designers Charlie Dimmock and the Rich Brothers. The garden was revisited by the BBC in September 2025 and recognised among the standout garden transformations of the year 2020. Thoughtfully designed to blend structure with nature and a tranquil water feature, and wildlife-friendly elements that attract birds and pollinators. The result is a private, south-facing outdoor retreat that offers both beauty and serenity.

To the front, the property offers a driveway providing off-road parking, a pathway leading to the entrance porch, and convenient side access into the rear garden. The property also benefits from an electric car charging point.

## AGENT'S NOTE

There are solar panels at the property that we are advised are leased.

## INFORMATION

Postcode: NP10 8HP

Tenure: Freehold

Tax Band: D

Heating: Gas

Drainage: Mains

EPC: B





## DIRECTIONS

What3words: ///pouch.cool.focus



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		89
(81-91)	B	81	
(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	

25 Bridge Street, Usk, NP15 1BQ  
 01633 449884  
 newport@archerandco.com  
 www.archerandco.com



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