



Dan-y-Graig Cottage
Coedkernew | Newport | Gwent | NP10 8UF

STEP INSIDE

Step inside and the ground floor offers three reception rooms, each providing versatile living or entertaining space. The kitchen sits at the heart of the home, offering scope for redesign to suit contemporary lifestyles. A convenient ground floor WC adds practicality. Upstairs, the property features three comfortable bedrooms with beautiful views, ideal for family living or guest accommodation. A spacious landing enhances the sense of light and flow throughout the first floor. Completing the interior is a generously sized family bathroom, ready to be transformed into a modern retreat.









STEP OUTSIDE

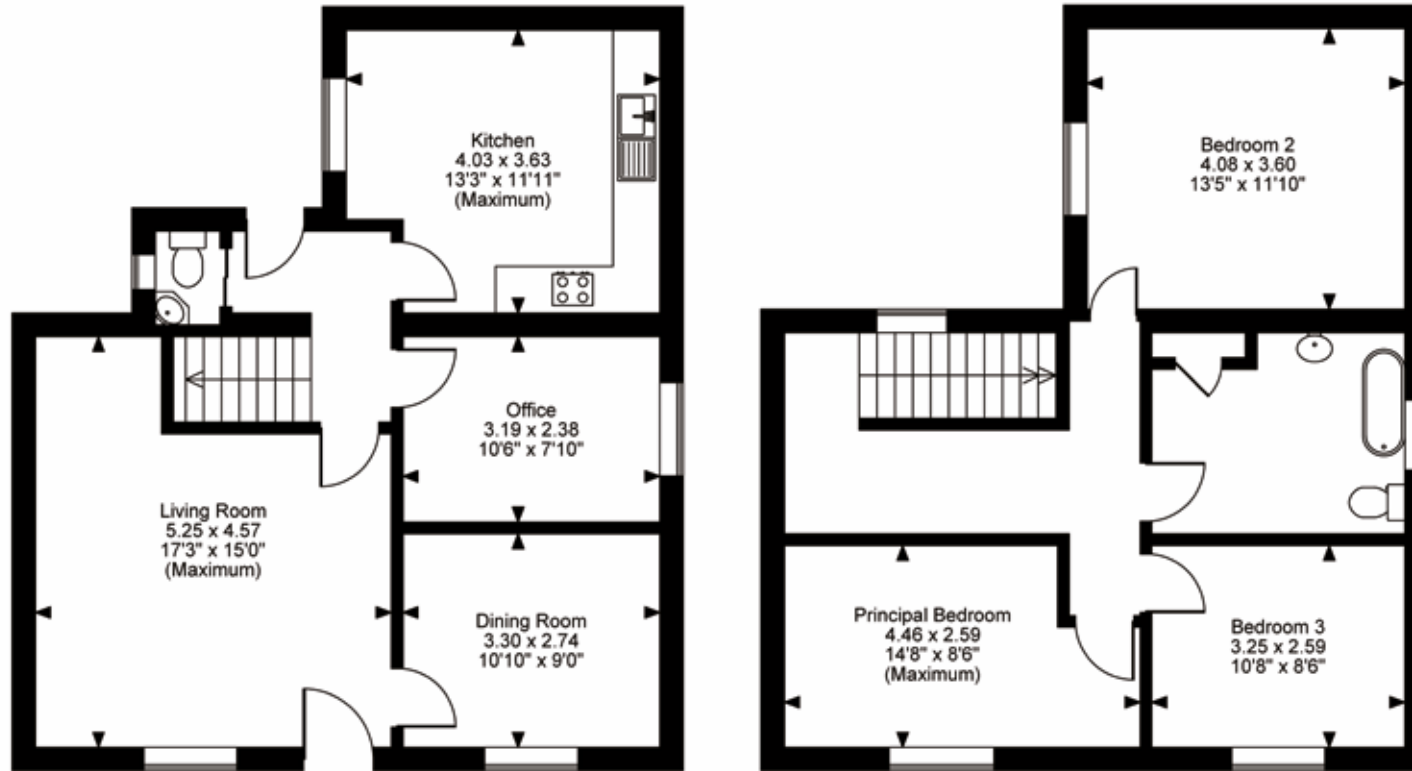
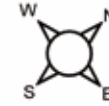
Externally, the property is set within just under an acre of beautifully established grounds. The gardens offer a wonderful sense of privacy and seclusion, surrounded by natural greenery. There is ample space for outdoor entertaining, recreation, or future landscaping projects. The setting is ideal for those seeking a quieter, more relaxed pace of life. Far reaching views across the Bristol Channel create a stunning backdrop throughout the seasons. The plot provides excellent potential for further enhancement, subject to the necessary consents. Overall, the outdoor space is a rare and valuable feature, perfectly complementing the home.

Area Description: The property is ideally positioned to offer the best of both countryside living and urban accessibility. Nearby, a selection of highly regarded schools makes it particularly appealing for families. Excellent road links provide convenient access to Cardiff and Bristol, both offering a wide range of amenities, employment opportunities, and leisure facilities. The M4 corridor is easily accessible, ensuring strong connectivity for commuters. The surrounding area is known for its scenic beauty, with coastal views and countryside walks close at hand. Local amenities and community facilities are within easy reach, adding to the property's everyday convenience. This location strikes a perfect balance between tranquillity and practicality.

Directions: What3words, ///grazed.innovator.definite
<https://w3w.co/grazed.innovator.definite>



Dan-y-Graig Coedkernew, Newport, Gwent
Approximate Gross Internal Area
1268 Sq Ft/118 Sq M



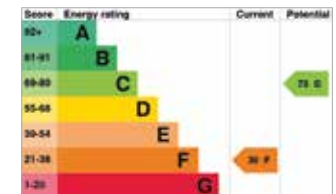
Ground Floor

First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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