

**Crindau House Chelston Place
Newport, NP20 5LX**



£409,950

SUBSTANTIAL HISTORIC RESIDENCE

SIX DOUBLE BEDROOMS

KITCHEN BREAKFASTROOM

STUNNING LAWNED GARDENS

VERY CONVENIENT WEST SIDE LOCATION

VERY SHORT DRIVE TO M4 & CITY CENTRE

THREE SPACIOUS RECEPTION ROOMS

FIRST FLOOR BATHROOM & GROUND FLOOR W.C.

REAR COURTYARD WITH TWO OUTBUILDINGS

DATING BACK TO THE ELIZABETHAN ERA

Dating from the Elizabethan era and acknowledged as Newport's oldest surviving residence, a SIX DOUBLE BEDROOM semi-detached house in superb lawned gardens located a very brief drive from junction 26 of the M4. The substantial grade II listed residence has incredible history and further benefits from three spacious reception rooms, kitchen breakfastroom and garage.

ACCOMMODATION

Porch

Period timber entrance doors, feature tiled floor, substantial timber door to;

Hallway

Broad hallway featuring staircase with period spindled balustrade and newel post, stained glass rear window and storage cupboard.

Cloakroom

White w.c. and wash hand basin, tiled surrounds, double glazed rear window.

Living Room 23' 9" x 13' 6" (7.23m x 4.11m)

Highly spacious reception room with front window and feature fireplace with gas fire.

Sitting Room 19' 9" x 16' 9" (6.02m x 5.10m)

Large second reception room with front window, period alcove cupboards, exposed floorboards and feature fireplace with gas fire.

Dining Room 10' 9" x 10' 6" (3.27m x 3.20m)

Third reception room with two double glazed rear windows.

Kitchen Breakfastroom 15' 9" x 11' 0" (4.80m x 3.35m)

Family kitchen with fitted wall and base units, roll top work surfaces, tiled surrounds, inset one and a half stainless steel drainer sink unit with mixer tap, four ring gas hob, double stainless steel electric oven, tiled floor, two double glazed rear windows.

First Floor Landing

Excellent size landing with stained glass rear window, period spindled balustrade and newel post, cupboard housing Glow Worm gas fired combination boiler, access to half boarded loft.

Bedroom 1 20' 9" x 17' 6" (6.32m x 5.33m)

Very large master bedroom with side bay window and front window.

Bedroom 2 17' 9" x 11' 3" (5.41m x 3.43m)

Excellent size second bedroom with front bay window featuring original stone mullions and latticed panes.

Bedroom 3 15' 6" x 11' 3" (4.72m x 3.43m)

Third spacious bedroom with front window.



Bedroom 4 15' 0" x 11' 0" (4.57m x 3.35m)

Good size fourth bedroom with rear window.

Bedroom 5 13' 9" x 12' 0" (4.19m x 3.65m)

Fifth excellent size bedroom with front window and feature fireplace.

Bedroom 6 11' 6" x 10' 9" (3.50m x 3.27m)

Sixth double bedroom with rear window.

Bathroom

Refurbished bathroom with white suite comprising w.c., bath and pedestal wash hand basin, double wet room style shower, fully tiled walls and floor, period style radiator and towel heater, rear window.

Outside

Stunning large lawned gardens to the front and side. Pleasant, private seating area to the side. Rear courtyard with two outhouses (one with plumbing for washing machine, power and light) and outhouse w.c. Garage to the fore.







Energy Performance Certificate

Crindau House, Chelston Place, NEWPORT, NP20 5LX

Dwelling type: Semi-detached house

Date of assessment: 22 May 2017

Date of certificate: 24 May 2017

Reference number: 8883-7225-0840-3452-3926

Type of assessment: RdSAP, existing dwelling

Total floor area: 292 m²

Use this document to:

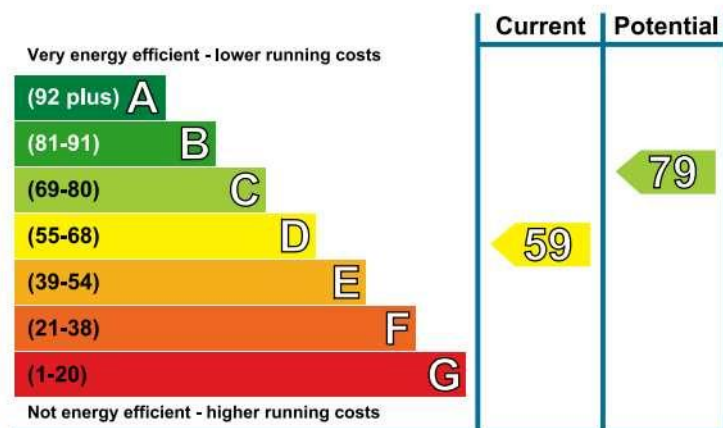
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 7,584
Over 3 years you could save	£ 3,120

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 555 over 3 years	£ 360 over 3 years	
Heating	£ 6,678 over 3 years	£ 3,750 over 3 years	
Hot Water	£ 351 over 3 years	£ 354 over 3 years	
Totals	£ 7,584	£ 4,464	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 270	✓
2 Internal or external wall insulation	£4,000 - £14,000	£ 2,277	✓
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 192	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.