

## Plot 2 Church Road Newport, NP10 8SN



**£500,000-£525,000**

**STUNNING HIGH-SPEC EXECUTIVE HOUSE**

**FIVE DOUBLE BEDROOMS**

**TWO RECEPTION ROOMS**

**GROUND FLOOR W.C. & UTILITY ROOM**

**IN-AND-OUT DRIVEWAY & GARAGE**

**CONVENIENT SEMI-RURAL LOCATION BETWEEN  
NEWPORT & CARDIFF**

**THREE STYLISH BATHROOMS**

**INCREDIBLE OPEN PLAN KITCHEN & SUN ROOM**

**SUPERB FINISH THROUGHOUT**

**ATTRACTIVE LEVEL GARDENS**

A stunning, high-specification executive house offering exceptionally spacious five double bedroom accommodation with three bathrooms, two reception rooms and incredible open plan family kitchen breakfastroom and sun room in this highly sought after, convenient semi-rural location between Newport & Cardiff. The property has been stylishly finished throughout and further benefits from in-and-out driveway and attractive level gardens.

## ACCOMMODATION

### Hall

Feature hallway with superb oak staircase and glass balustrade, double glazed entrance door and side screen, marble tiled floor with underfloor heating, inset ceiling spotlights.

### Cloakroom

White low level w.c. and wash hand basin in vanity unit, Roca tiled walls and marble tiled floor, inset ceiling spotlights, chrome heated towel rail.

### Living Room 16' 3" x 14' 3" (4.95m x 4.34m)

Spacious reception room with glazed double doors from hallway, underfloor heating and two uPVC double glazed front windows.

### Dining Room 14' 3" x 11' 0" (4.34m x 3.35m)

Attractive second reception room with glazed double doors from hall, underfloor heating and two uPVC double glazed front window.

### Kitchen/Breakfastroom/Sun Room 38' 9" x 23' 6" (11.80m x 7.16m)

Incredible open plan family/entertaining space. High-spec Sigma 3 fitted kitchen with granite surfaces and upstands, inset one and a half stainless steel sink and mixer tap, four ring hob, five ring Smeg range cooker, integrated stainless steel Smeg microwave, integrated dishwasher, integrated wine fridge, marble tiled floor with underfloor heating, inset ceiling spotlights, four uPVC double glazed rear windows, open to sun room with uPVC double glazed bi-fold doors to garden.

### Utility Room

Attractive wall and base units, roll top work surfaces, tiled surrounds, plumbing for washing machine, marble tiled floor.

### First Floor Landing

Superb gallery landing with glass balustrade, large airing cupboard, inset ceiling spotlights and double glazed Velux window.

### Bedroom 1 18' 6" x 14' 3" (5.63m x 4.34m)

Master bedroom with two uPVC double glazed rear windows and attractive fitted wardrobes.

### En-Suite





Stunning en-suite with white suite comprising wash hand basin, low level w.c. and bath, wet room shower area with glass screen, Roca tiled walls and marble floor, two double glazed Velux windows, inset ceiling spotlights, two chrome heated towel rails.

**Bedroom 2** 14' 3" x 12' 9" (4.34m x 3.88m)

Second spacious bedroom with two uPVC double glazed rear windows.

**Jack & Jill Shower Room**

White low level w.c. and wash hand basin, large shower, Roca tiled walls and marble tiled floor, chrome heated towel rail, inset ceiling spotlights, uPVC double glazed side window.

**Bedroom 3** 14' 3" x 11' 3" (4.34m x 3.43m)

Excellent size third bedroom with two uPVC double glazed front windows.

**Bedroom 4** 14' 0" x 11' 3" (4.26m x 3.43m)

Large fourth bedroom with two uPVC double glazed front windows.

**Bedroom 5** 9' 9" x 9' 3" (2.97m x 2.82m)

Fifth double bedroom with uPVC double glazed rear window and loft access.

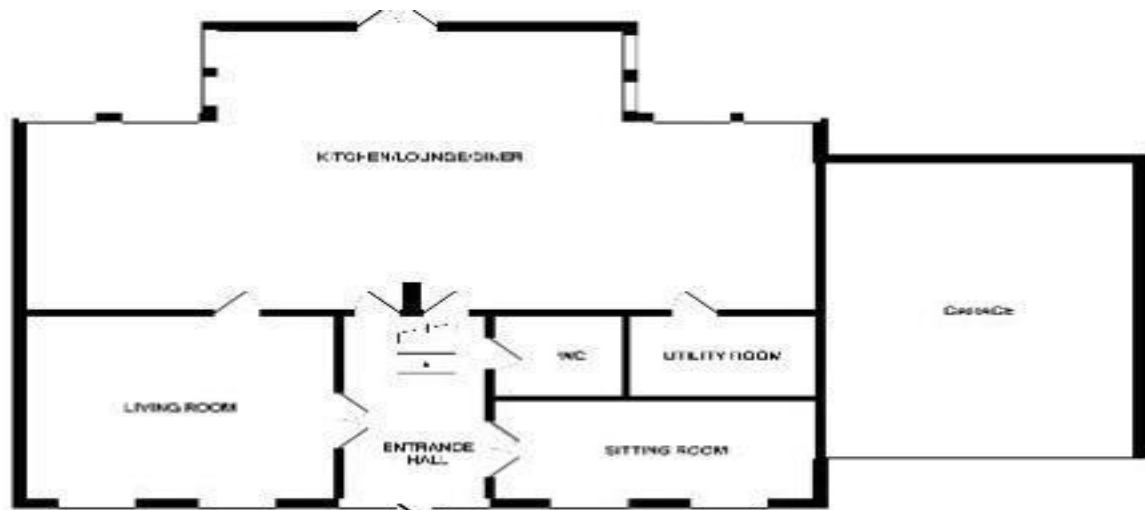
**Family Bathroom**

White suite comprising bath, low level w.c. and wash hand basin, Roca tiled walls and marble tiled floor, chrome towel heater, uPVC double glazed front window.

**Outside**

Large "in and out" block paved driveway leading to garage. Attractive level, lawned rear garden with large paved seating area and summer house.





GROUND FLOOR  
APPROX. 1800 SQ. FT.  
100% COMPLETED



FIRST FLOOR  
APPROX. 1100 SQ. FT.  
100% COMPLETED







