

**3 Ridgeway  
Newport, NP20 5AF**



**£475,000**

**EXCEPTIONAL, HIGHLY SPACIOUS DORMER  
BUNGALOW**

**OUTSTANDING LAWNED GARDENS**

**THREE DOUBLE BEDROOMS**

**CONSERVATORY**

**KITCHEN BREAKFASTROOM**

**STUNNING VIEWS**

**SHORT DRIVE TO M4**

**TWO SUPERB RECEPTION ROOMS**

**STUDY/NURSERY**

**EXCELLENT PARKING & GARAGE**

An exceptional, highly spacious dormer bungalow located on one of Newport's most sought after roads, just a short drive from the M4 and city centre and boasting an outstanding lawned rear garden and stunning views. The property further benefits from large hallway, kitchen breakfastroom, spacious living room, conservatory, three double bedrooms, study and good off road parking.

## ACCOMMODATION

### Porch

uPVC double glazed entrance door and windows, tiled floor, glazed door to;

### Hallway

Spacious hallway featuring staircase to the first floor with spindled balustrade and newel post, glazed doors to reception rooms, storage cupboard and airing cupboard.

### Inner Hall

### Cloakroom

Low level w.c. and pedestal wash hand basin, half tiled walls, uPVC double glazed rear window.

### Living Room 20' 9" x 13' 9" (6.32m x 4.19m)

Stunning reception room with feature gas fire and uPVC double glazed French doors to the rear with outstanding outlook.

### Kitchen Breakfastroom 16' 0" x 14' 6" (4.87m x 4.42m) max.

Fitted wall and base units, roll top work surfaces tiled surrounds, breakfast bar, inset stainless steel drainer sink unit with mixer tap, two uPVC double glazed side windows, uPVC double glazed front window, open to dining room.

### Porch

uPVC double glazed entrance door and windows.

### Dining Room 13' 6" x 13' 0" (4.11m x 3.96m)

uPVC double glazed patio doors with superb views and through to;

### Conservatory 10' 3" x 7' 3" (3.12m x 2.21m)

Making the most of the stunning outlook, a uPVC double glazed conservatory with patio doors to garden.

### Bedroom 1 15' 0" x 11' 0" (4.57m x 3.35m)

Master bedroom with uPVC double glazed front window and built in wardrobes.

### Bedroom 2 14' 6" x 11' 0" (4.42m x 3.35m)

Spacious second bedroom with uPVC double glazed front window and fitted wardrobes.

### Bathroom





Good size bathroom with white suite comprising panelled bath, low level w.c. and pedestal wash hand basin, shower, fully tiled walls, uPVC double glazed side window.

### First Floor

#### **Bedroom 3** 16' 6" x 11' 0" (5.03m x 3.35m)

Large third bedroom with built in wardrobes and uPVC double glazed rear window boasting a stunning outlook.

#### **Study/Nursery** 14' 9" x 7' 3" (4.49m x 2.21m)

Versatile room with double glazed Velux window,

### Outside

Attractive lawned front garden with block paved driveway leading to garage with power, light and remote controlled door. Outstanding, large lawned rear garden with superb outlook. Paved patio with feature balustrade. Shed with uPVC double, glazed door, uPVC double glazed side window and Ideal gas fired boiler.





This floor plan illustration is an approximation of existing structures and features and is provided for convenience only with the permission of the seller. All measurements are approximate and not guaranteed to be exact or to scale. Buyer should confirm measurements using their own source.  
Plan produced using PlanUp.







