

**14 Caerau Crescent  
Newport, NP20 4HG**



**£650,000**

**EXCEPTIONALLY SPACIOUS PERIOD HOUSE**

**CLOSE TO CITY CENTRE**

**SEVEN BEDROOMS**

**KITCHEN BREAKFASTROOM**

**LAWNED GARDENS**

**SHORT DRIVE TO M4**

**POTENTIAL AS C2 PREMISES**

**FOUR RECEPTION ROOMS**

**GROUND FLOOR CLOAKROOM & UTILITY ROOM**

**EXCELLENT OFF ROAD PARKING & GARAGE**

Dating from 1888, this exceptionally spacious SEVEN BEDROOM, FOUR RECEPTION ROOM detached period house offers outstanding accommodation on Newport's sought after west side, a short drive from the M4 and within walking distance of the city centre. The property also offers huge potential as a commercial venture having previous usage as a C2 premises.

## ACCOMMODATION

### Porch

Original double entrance doors, tiled floor, glazed door to;

### Hallway

Stairs to the first floor with spindled balustrade and newel post, picture rail and ceiling cornice.

### Lounge 18' 3" x 13' 9" (5.56m x 4.19m)

Front bay window, feature fireplace, exposed floorboards, picture rail, ceiling cornice.

### Dining Room 14' 0" x 11' 6" (4.26m x 3.50m)

uPVC double glazed side bay window, uPVC double glazed rear window, feature fireplace, exposed floorboards, picture rail, ceiling cornice.

### Games Room 18' 3" x 13' 9" (5.56m x 4.19m)

Front bay windows, feature fireplace, picture rail, ceiling cornice, arch to;

### Sitting Room 13' 9" x 12' 3" (4.19m x 3.73m)

uPVC double glazed rear windows, feature fireplace.

### Inner Hall

Understairs cupboard, tiled floor.

### Cloakroom

White w.c., wash hand basin, tiled floor, uPVC double glazed side window.

### Larder 7' 9" x 7' 0" (2.36m x 2.13m)

Larder or utility room with uPVC double glazed side window and tiled floor.

### Kitchen Breakfastroom 19' 3" x 10' 0" (5.86m x 3.05m)

Fitted wall and base units, roll top work surfaces, inset double stainless steel drainer sink unit with mixer tap, six ring stainless steel gas hob and chimney cooker hood, electric oven, tiled floor, glazed rear door to garden, uPVC double glazed side and rear windows.

### Laundry Room

Roll top work surface, plumbing for washing machine, tiled floor, uPVC double glazed side window.

### First Floor Landing

Split landing with spindled balustrade and newel post, loft access, picture rail and ceiling cornice.





**Bedroom 1** 17' 6" x 14' 0" (5.33m x 4.26m)  
uPVC double glazed front window, exposed floorboards, ceiling cornice.

**Bedroom 2** 17' 6" x 14' 0" (5.33m x 4.26m)  
uPVC double glazed front bay window, uPVC double glazed side window, ceiling cornice.

**Bedroom 3** 13' 9" x 12' 6" (4.19m x 3.81m)  
uPVC double glazed side and rear windows.

**Bedroom 4** 14' 0" x 12' 6" (4.26m x 3.81m)  
uPVC double glazed side window, picture rail, ceiling cornice.

**Bedroom 5** 14' 6" x 10' 3" (4.42m x 3.12m)  
uPVC double glazed side bay window.

**Bedroom 6** 13' 0" x 7' 6" (3.96m x 2.28m)  
uPVC double glazed side and rear windows.

**Bedroom 7** 9' 6" x 6' 3" (2.89m x 1.90m)  
uPVC double glazed front window.

### Bathroom

Wash hand basin, w.c. and bath, tiled surrounds, exposed floorboards, uPVC double glazed side window.

### W.C.

Wash hand basin, w.c. and uPVC double glazed side window.

### Outside

Excellent size driveway to larger than average garage with power and light. Pleasant lawned rear garden with flower borders, large seating area and large brick built shed.

### Heating

Two gas fired boilers in the kitchen provide independent hot water and central heating.

### Agents' Notes

The property offers versatile accommodation for residential or commercial use. It has in the past been classed as a C2 premises (Residential Institution covering a wide range of purposes) for a number of years.



Ground Floor



First Floor



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