

**40 Caerphilly Close
Newport, NP10 8RF**



£400,000

EXCEPTIONAL FAMILY HOUSE

FOUR DOUBLE BEDROOMS

THREE RECEPTION ROOMS

KITCHEN BREAKFASTROOM

LARGE LAWNED GARDEN

HIGHLY SOUGHT AFTER LOCATION

TWO BATHROOMS

uPVC DOUBLE GLAZED CONSERVATORY

UTILITY ROOM & CLOAKROOM

LARGE DRIVEWAY & GARAGE

Rare opportunity to purchase a highly spacious, superbly maintained family house with large gardens offering four bedroom, three reception room, two bathroom accommodation in this exceptionally sought after and convenient location a short drive from the M4 and within excellent school catchment. The property further benefits from large driveway and garage, uPVC double glazed conservatory, kitchen breakfastroom with granite work surfaces, ground floor w.c. and utility room.

ACCOMMODATION

Porch

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

Hallway

Excellent size hallway with stairs to the first floor.

Living Room 18' 3" x 12' 6" (5.56m x 3.81m)

Spacious reception room with gas fire and feature surround and uPVC double glazed patio doors to;

Conservatory 12' 9" x 9' 9" (3.88m x 2.97m)

uPVC double glazed conservatory with tiled floor and doors to rear garden.

Dining Room 12' 6" x 9' 0" (3.81m x 2.74m)

uPVC double glazed front bay window, glazed double doors to living room.

Sitting Room 9' 9" x 9' 0" (2.97m x 2.74m)

uPVC double glazed patio doors to rear garden.

Kitchen Breakfastroom 13' 6" x 9' 0" (4.11m x 2.74m)

Family kitchen with fitted wall and base units, granite work surfaces, tiled surrounds, inset one and a half Franke stainless steel sink with mixer tap, five ring stainless steel Neff hob, Neff double stainless steel electric oven, integrated fridge, tiled floor, uPVC double glazed rear window.

Utility Room

Excellent size utility room with fitted wall and base units, roll top work surfaces, tiled surrounds, plumbing for washing machine, tiled floor, uPVC double glazed side window and door.

Cloakroom

White low level w.c. and wash hand basin in vanity unit, fully tiled walls and floor, uPVC double glazed side window.

First Floor Landing

Superb open landing with uPVC double glazed front window featuring superb outlook, loft access and large airing cupboard.

Bedroom 1 14' 3" x 12' 6" (4.34m x 3.81m)

Master bedroom with uPVC double glazed front window and superb views.



Bedroom 2 13' 0" x 12' 6" (3.96m x 3.81m)

Large second bedroom with uPVC double glazed rear window.

Bedroom 3 10' 9" x 9' 9" (3.27m x 2.97m)

Excellent size third bedroom with uPVC double glazed front window and stunning outlook.

Bedroom 4 13' 9" x 8' 0" (4.19m x 2.44m)

Fourth double bedroom with uPVC double glazed rear window.

En-Suite

Wash hand basin in vanity unit and w.c. with hidden cistern, tiled surrounds, fully tiled double shower, tiled floor, inset ceiling spotlights.

Family Bathroom

White suite comprising panelled bath, low level w.c. and wash hand basin in vanity unit, shower, fully tiled walls and floor, inset ceiling spotlights, uPVC double glazed rear window.

Outside

Large block paved driveway leading to large garage with power, light and Glow Worm gas fired boiler. Lawn with shrub borders. Large lawned rear garden with outstanding outlook from the top. Paved patio and flower and shrub borders.







Energy Performance Certificate

40, Caerphilly Close, Rhiwderin, NEWPORT, NP10 8RF

Dwelling type: Detached house

Date of assessment: 27 April 2016

Date of certificate: 28 April 2016

Reference number: 0668-2843-6948-9926-0855

Type of assessment: RdSAP, existing dwelling

Total floor area: 165 m²

Use this document to:

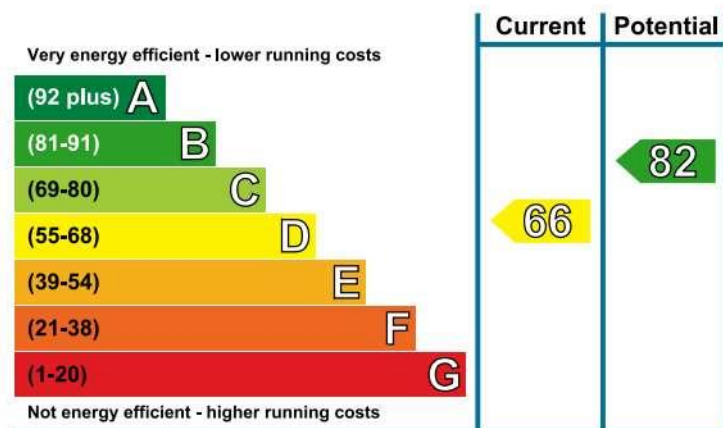
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 4,026
Over 3 years you could save	£ 1,224

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 465 over 3 years	£ 252 over 3 years	
Heating	£ 2,964 over 3 years	£ 2,277 over 3 years	
Hot Water	£ 597 over 3 years	£ 273 over 3 years	
Totals	£ 4,026	£ 2,802	

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
1 Increase loft insulation to 270 mm	£100 - £350	£ 438
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 207
3 Increase hot water cylinder insulation	£15 - £30	£ 75

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.