



PONTHIR

Offers over **£475,000**



ERISKAY

Newport, NP18 1PG



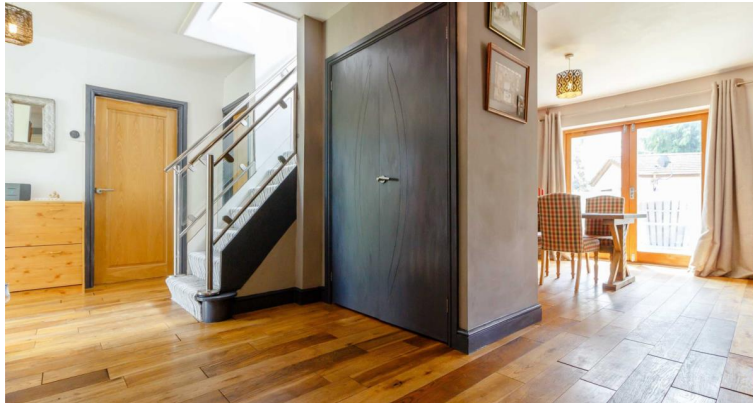
Detached five bed property
South facing rear garden
Beautifully presented

This beautifully presented five bedroom detached home is located in the increasingly popular area of Ponthir, which is situated next to the Roman Villiage of Caerleon. The property itself comprises of lounge, kitchen, utility room, dining room, downstairs shower room, Study, family bathroom, five bedrooms and master ensuite. The property is very close to local amenities, shops, pubs and restaurants .

The property is also within a short distance of the M4 corridor for those commuting to work. VIEWINGS HIGHLY RECOMMENDED!



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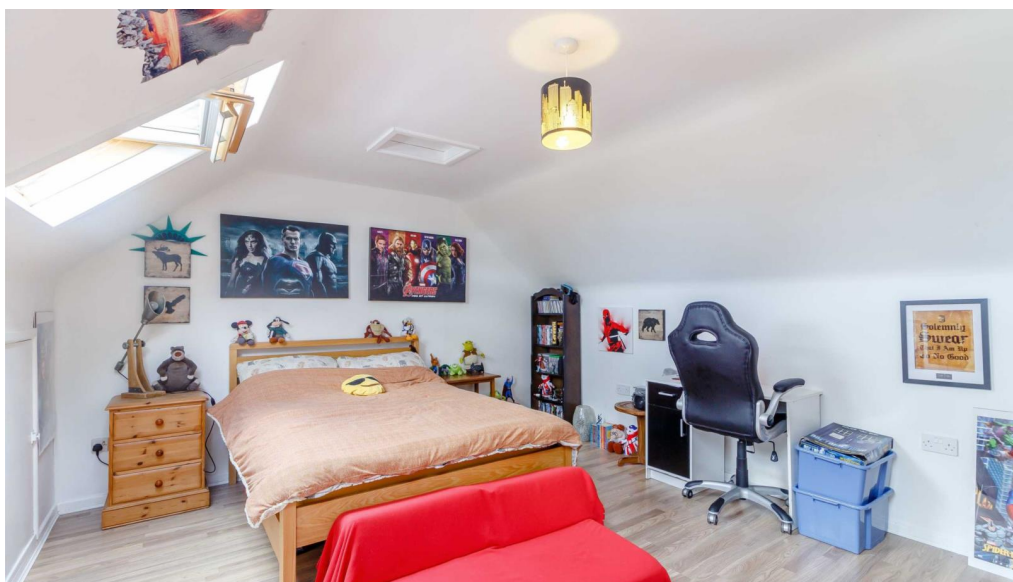
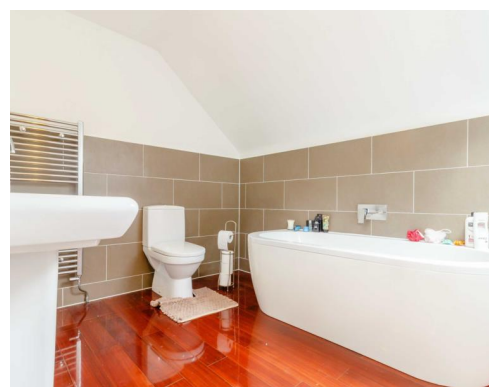


KEY FEATURES

- Detached five bed property
- Ideal family home
- Open plan kitchen/diner
- South facing rear garden
- Beautifully presented
- Amazing countryside walks



STEP INSIDE



ENTRANCE HALL

Tiled flooring and hardwood flooring, with access to study, shower room, bedroom four, bedroom three, living room, open plan diner, built in storage cupboards and stairs to first floor. Large double glazed window facing front aspect. Radiator. Power points.

STUDY

2.90m x 2.63m (9'6" x 8'8")

Hardwood flooring. Large double glazed window facing front aspect. Double glazed window facing side aspect. Radiator. Power points.

DOWNSTAIRS SHOWER ROOM

Tiled flooring. Double shower cubicle, tiled splash back, WC, wash hand basin and Jack and Jill door into utility room.

BEDROOM FOUR

3.48m x 3.40m (11'5" x 11'2")

Hardwood flooring. Double glazed window facing front aspect. Radiator. Power points.

BEDROOM THREE

4.18m x 3.33m (13'9" x 10'11")

Hardwood flooring. Double glazed window facing front aspect. Door to garden. Storage cupboard with access to mains. Cupboard housing boiler. Radiator. Power points.

LIVING ROOM

5.15m x 4.25m (16'11" x 13'11")

Hardwood flooring. Built in log burner. Radiator. Power points. Double glazed French doors to rear garden.

DINING ROOM

4.26m x 3.37m (14'0" x 11'1")

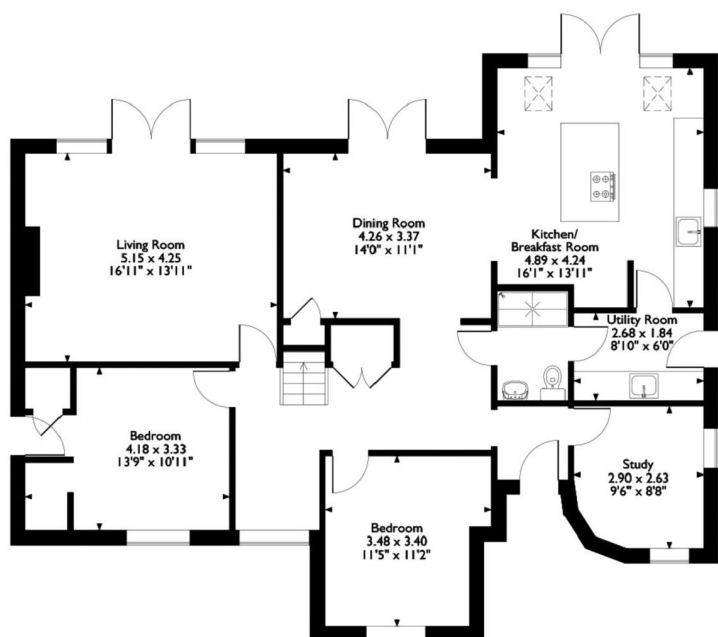
Open plan from hallway and kitchen. Hardwood flooring. Double glazed French doors to rear garden. Radiator. Under stairs storage cupboard. Power points.

KITCHEN

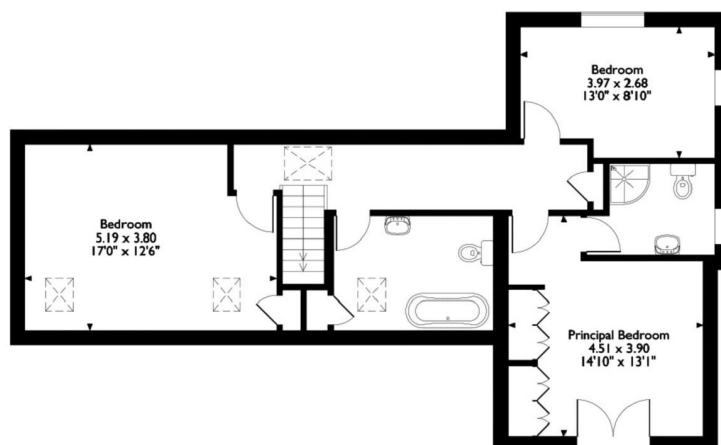
4.89m x 4.24m (16'1" x 13'11")

Tiled flooring. Fitted units. Kitchen island with induction and gas hob. Space for fridge freezer. Stainless steel sink. Hardwood work top. Tiled splash back. Integrated double oven and dish washer. Radiator. Double glazed French doors to rear aspect. Two double glazed skylight windows. Double glazed window facing side aspect. Access into utility room. Power points.

Eriskay, Ponthir, Newport, Torfaen
Approximate Gross Internal Area
190 sq m/2046 sq ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

UTILITY ROOM

2.68m x 1.84m (8'10" x 6'0")

Tiled flooring. Fitted units. Hardwood work top. Space for washing machine and tumble dryer. Stainless steel sink. Door to garden and Jack and Jill door into downstairs shower room. Radiator. Power points.

Stairs to FIRST FLOOR and LANDING

Carpeted. Access into three double bedrooms, family bathroom, storage cupboard and eave storage. Double glazed skylight window to rear aspect.

BEDROOM ONE

4.51m x 3.90m (14'10" x 12'10")

Laminated flooring. Built in wardrobes. Access into en suite. Radiator. Power points. Double glazed French doors to front aspect and Juliet balcony with great views.

EN SUITE

Three piece suite comprising WC, wash hand basin, shower cubicle, radiator and double glazed window facing side aspect.

BEDROOM FIVE

3.97m x 2.68m (13'0" x 8'10")

Laminated flooring. Radiator. Power points. Double glazed window facing side aspect. Double glazed with facing rear aspect.

BEDROOM TWO

5.19m x 3.80m (17'0" x 12'6")

Laminated flooring. Double glazed skylight windows facing front aspect. Storage cupboard and eave storage. Power points. Radiator. Access into loft hatch.

FAMILY BATHROOM

Three piece suite comprising bath, WC, wash hand basin, tiled splash back, radiator and storage cupboard. Double glazed skylight window facing front aspect.

STEP OUTSIDE



FRONT GARDEN

Drive for two cars with concrete path to front door laid to lawn. Side access to rear garden.

REAR GARDEN

Beautifully presented south facing rear garden with very well maintained flower beds and decking laid to lawn. Perfect for family/social gatherings.

INFORMATION

Postcode: NP18 1PG
Tenure: Freehold
Tax Band: G
Heating: Gas
Drainage: Mains
EPC: D





DIRECTIONS

North bound on the B4236 (Ponthir Road) follow the road down until it changes to Caerleon Road, take the right onto Stokes Drive just passed the Ponthir House Inn (which is also on the right hand side) you will come to a lane cross road, follow the road straight over and the property is on the right hand side, you will see our for sale sign.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	57	69
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

30 High Street, Chepstow, NP16 5LJ
 01633 449884
 newport@archerandco.com
 www.archerandco.com



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