



**8 Hubert Road**

**Asking Price Of £265,000**

# Property Features

- FOUR BEDROOMS
- LOFT CONVERSION
- OPEN PLAN LIVING
- DOWNSTAIRS WC
- LOW-MAINTENANCE GARDEN
- SOUGHT AFTER LOCATION
- CLOSE TO LOCAL AMENITIES
- CLOSE TO M4
- CATCHMENT AREA FOR WELL-REGARDED SCHOOLS
- BOOK YOUR VIEWING TODAY!

## Full Description

Freehold

Energy Efficiency Rating C.

**DESCRIPTION** Fantastic family home in the sought after area of St Julians. This spacious family home combines both character and modern features along with plenty of space for all your family. The property features an open modern kitchen/diner, two reception rooms, four bedrooms including a loft conversion, a downstairs WC, and a low-maintenance garden.

The property is ideally located for a family being within the catchment area for the well-regarded Glan Usk Primary School and St Julians High School. The property is a short walk from local amenities on Caerleon Road, including Wren's bakery, a SPAR, and a pharmacy. If you wanted to travel into Newport City Centre, there are excellent road and public transport links from the property, and Junction 25 of the M4 is less than a five-minute drive away. Both Glebelands Park and Beechwood Park are nearby, perfect for taking the kids to at the weekends.

The combination of original and modern features begins at the front of the property. This Victorian house features bay windows to the ground and first floor, and an archway over



the modern black composite front door. The small front garden is low-maintenance and bordered by a red brick wall to the front of the property with a black metal gate. As you step into the house, you will find yourself standing on the original tiled flooring in the hallway.

The house is spacious and sociable, perfect for a family. The whole family can gather to relax in the open plan living space at the rear of the house. The modern-fitted kitchen features ample wall and base units, a wood worktop, white ceramic Belfast sink, and integrated appliances including an eye-level double oven. The breakfast bar is central to the open plan living space, giving you somewhere to sit at for quick meals or to chat with others in the kitchen/dining room. There is space for a dining table and chairs behind the breakfast bar in the dining room for the family to sit down together at meal times. The dining room is bright with the glass ceiling filling the room with lots of natural light, and French doors that lead out to the garden. The kitchen/diner is open plan with the living room which features a wood burning stove, perfect for cosy nights in with the family during the winter months. In addition to the main living space at the rear of the house, is another living room at the front of the house with a bay window, fireplace with the original Victorian tiles, and plenty of space for large sofas. Upstairs, the house offers two double bedrooms, one of which includes built-in wardrobes, and a single bedroom which could also be used as an office space. The loft conversion offers the third double bedroom with plenty of space and lots of natural light pouring through the skylight windows. The family bathroom offers a full white suite, including a bath with a waterfall showerhead over the top. There is also a downstairs WC, ideal for when you have guests round.

The low-maintenance garden is perfect for relaxing outside during the summer months. There is plenty of space for the kids to play on the grass lawn. The paving and decking offers space for garden furniture to sit out on and enjoy the sunshine. There is plenty of outside storage space at the end of the garden and in the shed to the right immediately as you walk out of the dining room. The garden is enclosed with well-maintained fencing on all sides.

HALLWAY 5' 7" x 12' 10" (1.7m x 3.91m)





LIVING ROOM 11' 1" x 14' 5" (3.38m x 4.39m)

LIVING ROOM 17' 0" x 11' 6" (5.18m x 3.51m)

KITCHEN 8' 11" x 13' 1" (2.72m x 3.99m)

DINING ROOM 8' 9" x 9' 5" (2.67m x 2.87m)

WC 2' 10" x 7' 9" (0.86m x 2.36m)

BEDROOM 11' 3" x 14' 6" (3.43m x 4.42m)



BEDROOM 10' 2" x 11' 8" (3.1m x 3.56m)

BEDROOM 5' 8" x 7' 5" (1.73m x 2.26m)

BATHROOM 5' 8" x 7' 9" (1.73m x 2.36m)

BEDROOM 15' 7" x 14' 0" (4.75m x 4.27m)

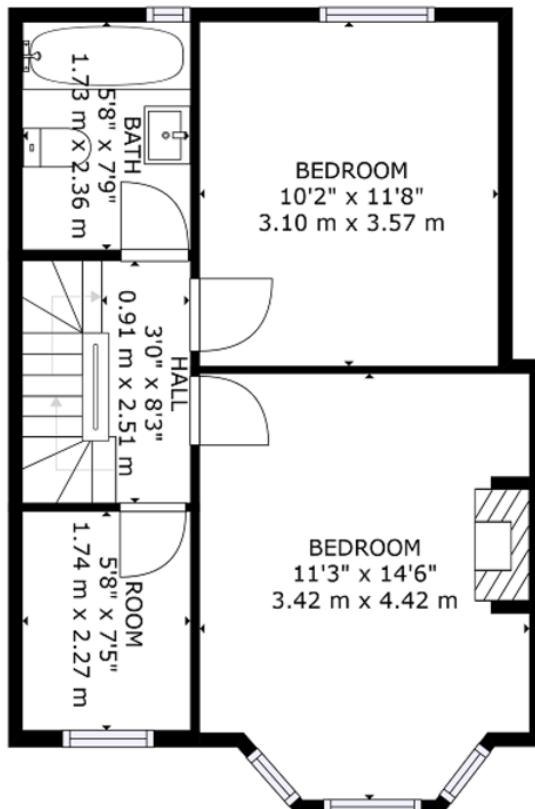




Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



GROSS INTERNAL AREA  
FLOOR 1: 672 sq. ft. 62 m<sup>2</sup>, FLOOR 2: 419 sq. ft. 39 m<sup>2</sup>  
FLOOR 3: 118 sq. ft. 11 m<sup>2</sup>. EXCLUDED AREAS:



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