



Key Features

5 DOUBLE BEDROOMS | DETACHED FAMILY HOME | GARAGE AND OFF-ROAD PARKING | CONSERVATORY | SOUGHT-AFTER LOCATION | CLOSE TO M4 CORRIDOR | CLOSE TO WELL-REGARDED SCHOOLS | BOOK YOUR VIEWING TODAY!

This wonderfully presented family home is situated in the sought-after location of Ridgeway, just off Allt-Yr-Yn Avenue. The property is just a short walk away from Allt-Yr-Yn Nature Reserve and The Café at Ridgeway, perfect for walks with your family or dogs and a cup of coffee. The property is also close to local amenities including the popular Ridgeway pub, barbers and a Londis convenience store. The property is in the catchment area for well-regarded schools including both Clytha and Glasllwch primary schools. Finally your home would only be a short drive from both Newport City Centre, the train station and the M4 corridor.

On approach to Ash Tree View, you are greeted with a smart modern townhouse with a small low-maintenance front garden with shrubs and plants. To the right of the house is the garage with off-road parking in front for up to four vehicles. Steps lead up to the attractive porch area and access through to the white front door.

This spacious three-storey house is beautifully decorated throughout and is perfect for a family to move into straightaway. The ground floor offers a modern fitted kitchen with plenty of cream wall and base units and ample worktop surface for food preparation and kitchen appliances. The kitchen includes an integrated double oven with an integrated microwave above, induction hob with extractor fan and an integrated fridge freezer, washing machine and dishwasher. The kitchen is designed perfectly for hosting all of your friends and family for a dinner party. Via the kitchen is access to the well presented conservatory, ideal for taking advantage of throughout the year. The ground floor is also complemented with a spacious reception room with an attractive bay window. Finally on this floor the house benefits from a downstairs WC, and a study which could also be used as playroom or snug area. The first floor offers three great sized double bedrooms, two of which offer built-in wardrobes. The master bedroom also provides an en-suite with a walk-in shower and semi-pedestal wash hand basin. The first floor also offers the family bathroom which includes a full suite including bath, semi-pedestal wash hand basin and WC. The bathroom also offers a cream tile surround and tastefully decorated walls and ceiling. As you climb the second staircase to the top floor of the property you are greeted with another two fantastic sized double bedrooms, both complemented with Velux windows upon the ceiling with the dual aspect windows providing plenty of natural light throughout. Finally the top floor offers another full bathroom suite with walk-in shower.

Access to the rear garden is via the the French doors in the conservatory. You are immediately greeted with a patio area along with a spacious lawn for the whole family to enjoy in the summer months. To the side of the property is the driveway including the garage which provides ample space for a vehicle along with wooden beams in the ceiling above to utilise the whole space for storage.







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

property and lettings
Bluestone