

21 Cae Brynton Road Newport



SUPERB FAMILY HOME WITH LARGE GARDEN IN SOUGHT AFTER LOCATION

- SUPERB TRADITIONAL BAY FRONTED SEMI DETACHED HOME
- THREE BEDROOMS
- TWO GOOD SIZED RECEPTION ROOMS
- EXTENDED GALLEY KITCHEN WITH ADDITIONAL PORCH
- MODERN BATHROOM
- RECENTLY LAID BLOCK PAVED DRIVEWAY
- LARGE REAR GARDEN WITH ELEVATED PATIO AREA
- FAR REACHING VIEWS TO THE REAR
- CLOSE TO EXCELLENT AMENITIES
- MUST BE VIEWED

£225,000

Cae Brynton Road, Newport, NP20 3FY

Introduction

Offered to the market is this very well presented and traditional bay fronted semi detached family home situated on the West side of Newport in Cae Brynton Road, just minutes from excellent amenities. Local shops, bus stops and well regarded schools are all within easy reach as are handy road links such as the SDR (Southern Distributor Road) and the M4 motorway at Junction 28, providing an easy commute to Cardiff, Bristol and beyond.

The living accommodation, to the ground floor, comprises of a traditional hallway with stairs leading off to the first floor and doors off to a front lounge with large bay window, an extended galley kitchen with adjoining porch and a lovely rear reception room with large windows and double doors out to the rear garden. Outside, to the front, there is a newly laid block paved driveway which leads to a detached storage/workshop. A side gate leads to a superb rear garden which has a good sized elevated patio area and steps down to a long lawn area. Far reaching views can be seen from the upper patio as well as from the rear of the property.

Viewing is essential to appreciate what this lovely home has to offer and further information and room dimensions can be found below;

GROUND FLOOR

Entrance Hallway 13'1" x 5'10" (3.99 x 1.80)

Front Reception Room 14'4" into bay x 12'11" max (4.37 into bay x 3.94 max)

Rear Reception Room 13'5" max x 12'4" max (4.10 max x 3.76 max)

Kitchen 16'3" x 6'3" (4.96 x 1.92)

An extended galley kitchen which has a range of pine wall and base units. Space and plumbing for washing machine and space for fridge freezer and a free standing cooker, stainless steel sink with drainer and mixer tap. Door out to an adjoining porch area which leads out to the rear garden.

FIRST FLOOR

Bedroom 1 (front facing) 14'6" into bay x 12'6" max (4.42 into bay x 3.82 max)

Bedroom 2 (rear facing) 13'5" max x 12'5" max (4.09 max x 3.80 max)

Bedroom 3 6'8" x 6'5" (2.04 x 1.97)

Bathroom 6'3" x 5'4" (1.92 x 1.65)

A modern bathroom comprising of a WC, sink and bath which has a hand shower and a wall mounted shower. Laminate walls and ceiling, opaque double glazed window to the rear.

Tenure

We are advised the property is freehold however this should be confirmed by your solicitor prior to purchase

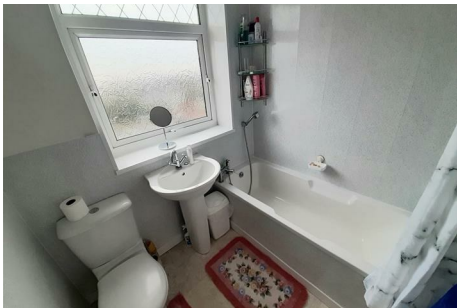
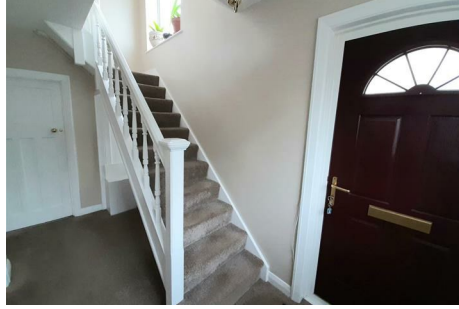
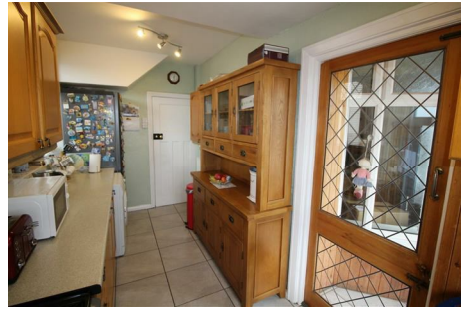
Services

All mains services are connected to the property


Viewings

Please contact Nuttall Parker to register your interest in this property. Telephone (01633) 212666.

These particulars do not constitute an offer or contract of sale. Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and prospective purchasers should satisfy by inspection or otherwise as to the correctness of any statements or information contained therein.

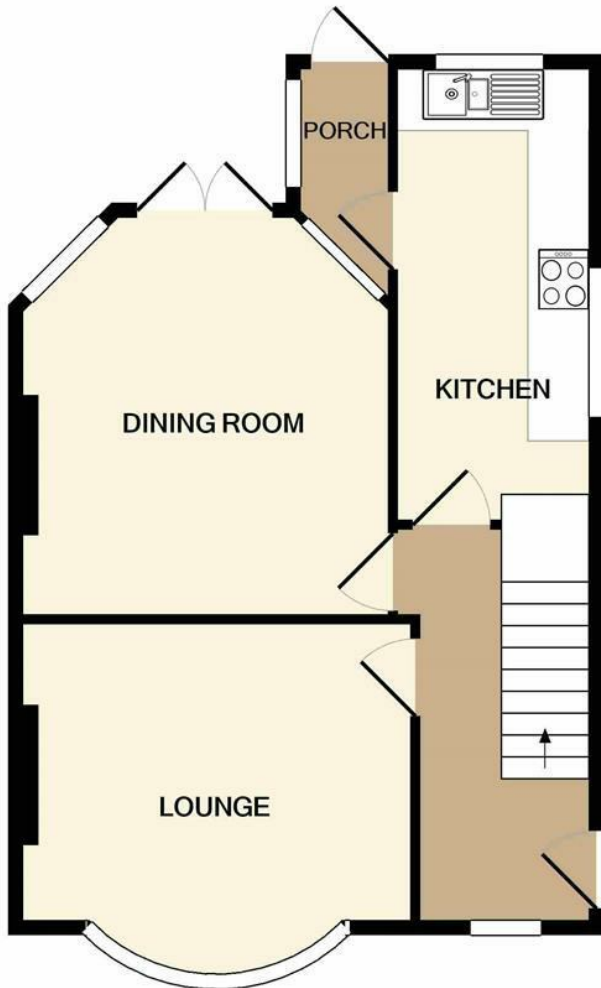


Energy Efficiency Rating

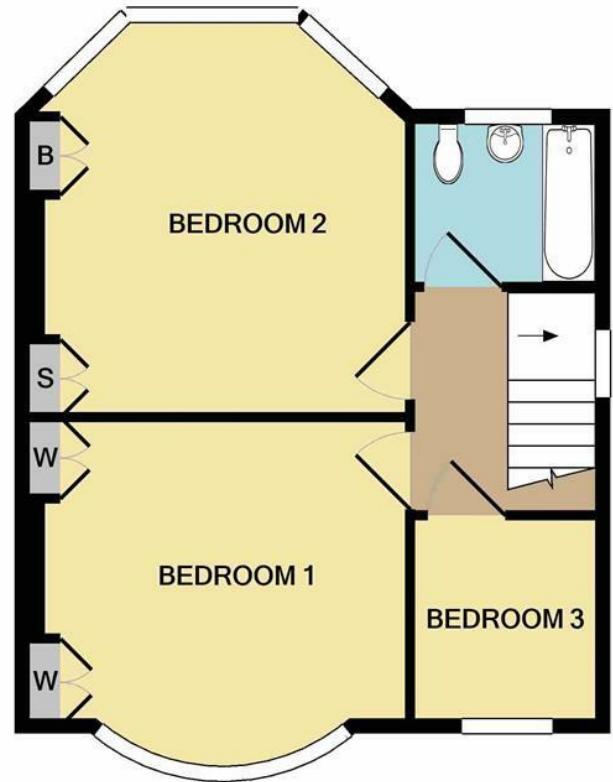
| | Current | Potential |
|---|-------------------------|---|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 59 | 85 |
| England & Wales | EU Directive 2002/91/EC |  |

Environmental Impact (CO₂) Rating

| | Current | Potential |
|---|-------------------------|---|
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| | | |
| England & Wales | EU Directive 2002/91/EC |  |



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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