



Church Road

St Brides, Newport NP10 8SQ

Guide price

£650,000

A rare opportunity to acquire this impressive detached home and a piece of the countryside near the coast. Built in 2016, this well appointed property, which is located on an exclusive small gated complex, will leave you breathless with its panoramic views stretching over country land and beyond to the mountains.

The property has been built to maximise the beauty of it's surroundings, whilst enjoying views to the local village church and an orchard.

St Brides is a small village between Cardiff and Newport that can be easily accessed from both cities.

The property has four double bedrooms, a generous en-suite bathroom to the master bedroom and en-suite to bedroom two. Bedroom three and four enjoy a jack and jill en-suite lending every bedroom extra added comfort. The property benefits from underfloor heating throughout powered by a ground source heat pump and has a recovery ventilation system. Ample off road parking, This property demands an internal viewing.



Entrance

Storm porch to front leading into the hallway via a composite door with matching double glazed windows either side.

Entrance Hall 12'8" max x 15'6" max (3.86m max x 4.72m max)

Wooden stair case with glass banister. Mandarin stone flooring. Spot lights.

Cloak room

Downstairs cloak room with traditional WC with a traditional wash hand basin and pedestal with tiled splash backs. Mandarin stone flooring.

Walk-in Boot Room

Open from the entrance hall with tiled flooring and double glazed pvc window to the front. Doorway through to the Home Office.

Home Office 9'11" x 10'11" (3.02m x 3.33m)

Luxury vinyl flooring. Exposed brick wall and spotlights. Large service cupboard which contains the hot water tank and ground source heat pump facilities. Double glazed obscured window to the front.

Lounge 13'10" max x 17'1" max (4.22m max x 5.21m max)

Double glazed pvc windows to the front aspect and a series of bi-folding doors leading out onto the rear decking. Various spotlights. TV point. Cast Iron wood burning stove.

Sitting Room 8'4" x 12'4" (2.54m x 3.76m)

Double glazed pvc windows to the side. Luxury vinyl floor. Spotlights.

Kitchen/Diner 18'5" max x 12'10" (5.61m max x 3.91m)

Double glazed windows to the rear, further feature corner window over looking overlooking rolling fields and orchards, and a set of bi-folding doors. Base units with oakwood work tops. Ceramic Belfast sink with mixer tap. Integrated bin hide-away. Integrated full length 'Hot Point' dishwasher. Space for fridge freezer. Central island with a 'Neff' induction hob with ceiling mounted cooker hood over. Central island also offers a breakfast bar with a butcher block oak work top and pull out pan draws. Built-in slide away 'Neff' oven. Integrated microwave combination 'Neff' oven addition with a plate warmer. Built in wine cooler fridge. Secondary plate warmer. Mandarin stone flooring. Spot lights. Door to utility room.

Utility Room 11'8" x 6'9" (3.56m x 2.06m)

Double glazed door out to the garden. Double glazed window to the side. Fitted with a selection of wall and base units with stone work top. Stainless steel sink and drainer. Integrated CDA washing machine and tumble dryer. Integrated pull out larder style cupboards. Integrated fridge freezer. Tiled splash backs. Mandarin stone flooring.

First Floor

Stairs rise up from the entrance hall with a wooden stair case and glass banister.

Landing

Offers natural light via double glazed windows to the front aspect. Spotlights. Oak wood flooring.

Master Bedroom 13' x 12'5" (3.96m x 3.78m)

Double glazed bi-folding doors with panoramic rolling field views. Further double glazed windows to the side offering additional natural light. Feature lighting spotlights. Wood effect tiled flooring. Door to ensuite.

Ensuite 8'7" x 12'6" (2.62m x 3.81m)

Double glazed obscured pvc window to the side. Four piece bathroom suite with a free standing contemporary bath with mixer tap and shower head attachment. WC. Stone matt white sink placed on a wooden vanity unit. Large light up shaver mirror. Open double shower with a central glass screen with a rain drop drench shower head and separate shower head attachment. Heated towel rail. Feature lighting and spot lights. Tiled walls and floor.

Bedroom Two/Dressing Room 10'11" max x 9'10" into the wardrobe (3.33m max x 3.00m into the wardrobe)

Fitted with mirrored bespoke wardrobes. Oak wood flooring. Door to ensuite.

Ensuite

Double glazed obscured pvc window. WC. Wash hand basin with a base vanity. Heated towel rail. Shower with bi-folding glass door, plumbed shower as well as separate shower attachment. Tiled walls and slate tiled flooring.

Bedroom Three 13' max x 9'1" max (3.96m max x 2.77m max)

Fitted wardrobes. Double glazed pvc window to the rear. Spot lights. Luxury vinyl floor. Door to 'Jack & Jill' ensuite.

Bedroom Four 13'7" max x 9'2" (4.14m max x 2.79m)

Double glazed door to the rear with matching window to the side

with a juliet balcony and glass balustrade. Double glazed obscured window to the front offering further natural lighting. Built-in wardrobes with spot lights.

'Jack & Jill' Ensuite to Bedrooms Three & Four 8' max x 6'6" max (2.44m max x 1.98m max)

Double glazed windows to the rear. Walk-in wet room style shower. Wash hand basin with base vanity. WC. Heated towel rail. Fully tiled walls and floor. Spot lights.

Outside

Front

Property is approached via electric gates into a small development of similar properties with pea gravel driveway. Option for off street parking. Additional parking options to the side of the property.

Rear Garden

Landscaped with decking and lawn with a further side garden with children's play area with rubber chippings and gate leading out to the front. To the side is off street parking for several vehicles. Raised flower borders. Picket fence gate from rear garden leads into a small paddock area.

MORE INFORMATION

The heating system is via a ground source heat pump and is electric throughout.

There is a wet under floor heating system on the ground and first floor.

There is an air filtration and circulation vent system throughout.

There is an integrated speaker system in the property that could



Hern and Crabtree

