

25 Enville Road Newport



SPACIOUS SEMI DETACHED HOME WITH FOUR BEDROOMS PLUS LARGE ATTIC ROOM

- SPACIOUS SEMI DETACHED FAMILY HOME
- FOUR BEDROOMS PLUS ATTIC ROOM
- LARGE LOUNGE WITH SEPARATE DINING ROOM
- GROUND FLOOR WC
- LONG DRIVEWAY AND TWO SINGLE GARAGES
- FAIR SIZED GARDEN
- LARGE ATTIC STORAGE SPACE
- HIGHLY SOUGHT AFTER LOCATION
- NEAR TO AMENITIES
- MAJOR ROAD LINKS CLOSE BY

£399,950

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Enville Road, Newport, NP20 5AD

Introduction

A fantastic opportunity to purchase this much improved and spacious semi detached family home situated on Enville Road just off Ridgeway, offering generous room proportions and easy access to excellent road connections and amenities. Within a short walk we have well regarded schools, bus stops, the ever popular 'Little Switzerland' viewpoint and, slightly further afield, Newport City Centre. The M4 is a few minutes drive away too (J27), providing an easy commute to Cardiff, Bristol and beyond.

The property has been lovingly owned by the current owner for approximately 40 years and has had many improvements over the years to include uPVC double glazing, a modern gas boiler and a new roof only 2 years ago. Some cosmetic modernisation may be required however the property is offered to the market in excellent immaculate order and offers the prospective purchaser the chance to make it their own.

Upon entering the property we are welcomed into the porch which leads in to the main hallway with doors leading off to a bay-fronted dining room, a large lounge, WC and kitchen. Stairs lead up to the first floor where we have four bedrooms, family bathroom and separate WC then, upstairs again, we have a large attic room with dormer, plus a large storage space.

Outside, the frontage offers attractive gardens and a block-paved driveway leading to the rear, plus a lovely patio area leading to the front. The rear garden has a continued block-paved private patio area with steps leading up to the lawn, plus the two garages with twin up and over doors.

Viewing is essential to appreciate the size, quality and potential this superb family home has to offer, further information can be found below;

GROUND FLOOR

Inner porch 7'0" (into utility cupboard) x 2'8" (2.15 (into utility cupboard) x 0.82)

Hallway 11'7" max x 6'6", 45'11" max (3.55 max x 2,14 max)

Lounge 11'9" max x 20'2" max (3.60 max x 6.16 max)

Dining room 15'4" (into bay) x 11'10" max (4.68 (into bay) x 3.63 max)

Kitchen 12'1" max x 12'3" max (3.70 max x 3.74 max)

A range of units plus two storage cupboards; one being used for washing machine and tumble dryer, the other being used for the fridge/freezer

WC 5'4" (combined) x 4'10" (1.65 (combined) x 1.48)

Two separate rooms of equal size, one with sink, the other with WC

FIRST FLOOR

Bedroom 1 12'0" x 13'9" (3.66 x 4.20)

Bedroom 2 11'11" max x 11'9" (3.64 max x 3.60)

Bedroom 3 12'3" x 8'11" (3.75 x 2.74)

Bedroom 4 10'11" max x 7'11" max (3.34 max x 2.43 max)

The stairs leading up to the attic room encroached onto bedroom 4. The minimum length is approximately 1.58m

WC 5'5" x 2'8" (1.67 x 0.82)

Bathroom 5'11" x 4'9" (1.81 x 1.45)

SECOND FLOOR

Attic room 18'3" max x 11'1" max (5.57 max x 3.39 max)

A fantastic space with a dormer to the front, ample head room and ideal to use as additional living space, home office or hobby room

Attic store space approx 17'10" max x approx 13'10" max (approx 5.45 max x approx 4.24 max)

An access door from the attic room connects to the attic store space. There is partial boarded flooring and a light, this area is ideal for storage but could have potential to increase the size of the attic room, subject to relevant planning permissions.

OUTSIDE

Front

A block-paved driveway. There are conifer trees surrounding the elevated patio that leads to the front door. The driveway leads to the rear of the property

Rear

A private lower, block-paved patio area which is accessible from the driveway or patio door from the lounge. Steps lead up to another patio area and raised lawn and double garage

Garages both 16'10" x 9'0" (both 5.15 x 2.75)

Two individual garages form part of the sale accessible via the rear lane. Garage one offers a white up and over retractable door, garage two a cantilever-style door

Tenure

Freehold

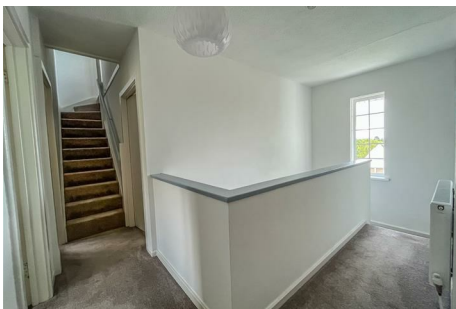
Council tax

Band F

Viewing


By prior appointment with vendors agents James Douglas. Tel: 01633 212666.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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	

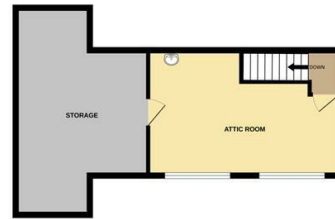
GROUND FLOOR



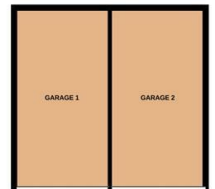
1ST FLOOR



2ND FLOOR



DOUBLE GARAGE



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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