

## 43 Viscount Evan Drive Duffryn Newport



### STUNNING DETACHED HOME WITH LARGE GARDEN AND OUTBUILDING

- IMMACULATELY PRESENTED DETACHED FAMILY HOME
- FOUR BEDROOMS
- IMPRESSIVE STYLISH KITCHEN/BREAKFAST ROOM
- SPACIOUS LOUNGE AND DINING ROOM
- GROUND FLOOR WC
- REFITTED BATHROOM AND EN-SUITE
- PARKING FOR APPROXIMATELY 5 CARS
- LARGE ENCLOSED GARDEN WITH OUTBUILDINGS
- CLOSE TO AMENITIES AND ROAD LINKS
- MUST BE VIEWED TO APPRECIATE

**£370,000**



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# **Viscount Evan Drive, Newport, NP10 8HJ**

## **Introduction**

A fantastic opportunity to purchase this beautifully presented and much improved detached family home situated on the edge of this modern housing development just off Lighthouse Road, offering easy access to excellent amenities and major road connections. Within walking distance there are local shops, bus stops and well regarded schools as well as the beautiful Tredegar House. The A48 and M4 (J28) is a short drive away, both providing an easy commute to neighbouring cities.

The property was built by Wimpey Homes c.2002 and has been reconfigured and updated by the current owners over the years. On entering, we are welcomed into the hallway which leads off to a spacious bay-fronted lounge, dining room, WC and an impressive kitchen/breakfast room. Stairs lead up to the landing where there are four good sized bedrooms, a luxury en-suite to bedroom 1 and a refitted family bathroom.

Outside, the driveway has been extended to provide parking for approximately 5 cars then, to the rear, an extended level garden laid mainly to grass and patio featuring a convenient garden cabin (currently being used as a home gym) and an open seating area with power.

## **Tenure**

Freehold

## **Council tax**

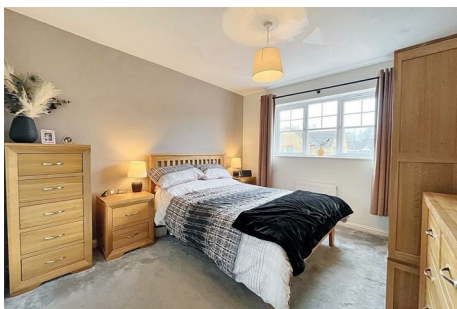
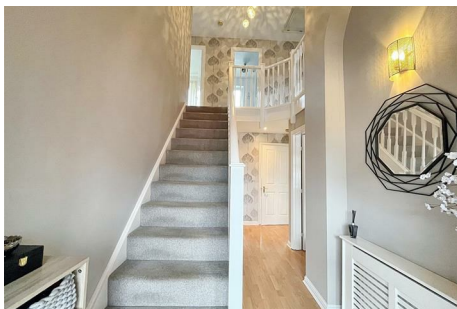
Band E

## **Viewing**

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











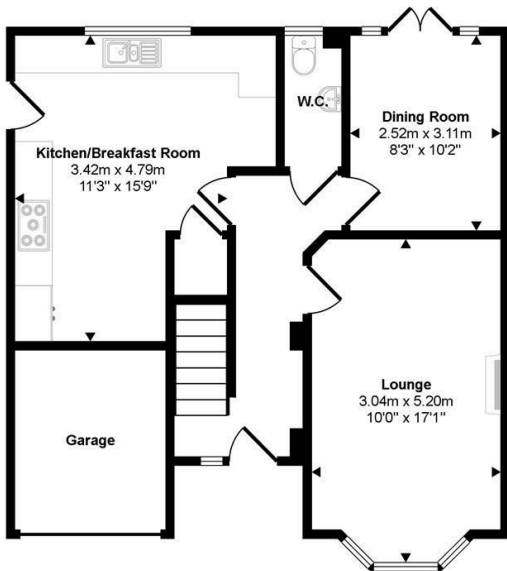
## Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>	<p>75</p>	<p>84</p>
<p><b>England &amp; Wales</b></p>	<p>EU Directive 2002/91/EC</p>	

### Environmental Impact (CO<sub>2</sub>) Rating

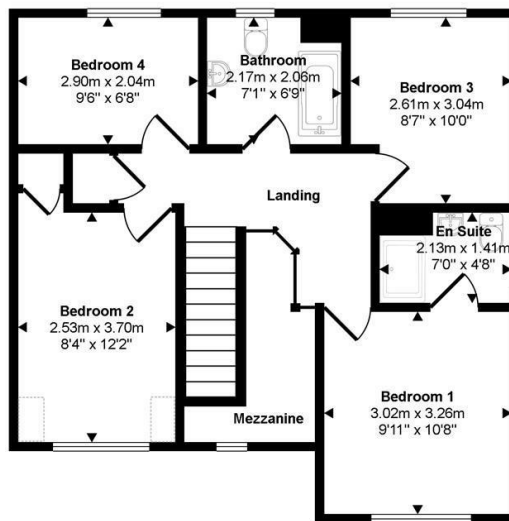
	Current	Potential
<p><i>Very environmentally friendly - lower CO2 emissions</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not environmentally friendly - higher CO2 emissions</i></p>		
<p><b>England &amp; Wales</b></p>	<p>EU Directive 2002/91/EC</p>	

**Approx Gross Internal Area**  
127 sq m / 1362 sq ft

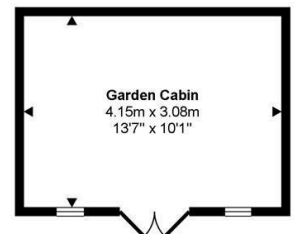


Ground Floor  
Approx 61 sq m / 654 sq ft

Denotes head height below 1.5m



**First Floor**  
Approx 53 sq m / 570 sq ft



Reception Room  
Approx 13 sq m / 138 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.