

## Oaklands Blacksmiths Way Coedkernew Newport



### EXECUTIVE SIX BEDROOM DETACHED FAMILY HOME

- IMPRESSIVE DETACHED FAMILY HOME
- SIX DOUBLE BEDROOMS
- FOUR BATHROOMS
- TWO SPACIOUS LOUNGES
- STUNNING FULL-WIDTH KITCHEN/DINING/LIVING AREA
- AMPLE PARKING LEADING TO INTEGRAL GARAGE
- ENCLOSED REAR GARDEN
- HIGH SPECIFICATION THROUGHOUT
- NEAR TO EXCELLENT AMENITIES AND ROAD LINKS
- MUST BE VIEWED TO APPRECIATE

**£780,000**



#### CARDIFF

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CF24 3RP  
[info@james-douglas.co.uk](mailto:info@james-douglas.co.uk)  
02920 456 444



#### NEWPORT

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01633 212 666



#### PONTYPRIDD

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Pontypridd, CF37 2TH  
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01443 485000

## **Introduction**

A fantastic opportunity to purchase this impressive and unique detached family home situated on the border of Newport and Cardiff (Coedkernew), just minutes from excellent amenities and main road connections. Within walking distance there are local shops, bus stops and well regarded schools as well as a short drive to the M4 motorway (J28) and A48, both providing an easy commute to neighbouring towns and cities.

The property was built c.2010 and offers three storey living accommodation, all of which is well proportioned and finished to a superb specification.

On entering the property, we are welcomed into the hallway which leads off to two spacious lounge areas, WC and a stunning open plan kitchen/dining living area with adjoining utility. There is also an access door into the garage featuring power and lighting. Stairs lead up to the gallery landing with doors off to four out of the six bedrooms, two en-suites and family bathroom then, upstairs again, two further bedrooms and shower room. Outside, the frontage offers a block-paved driveway providing ample parking then, to the rear, an enclosed garden laid to patio and lawn with various mature plants and shrubbery.

We recommend a viewing to appreciate the space and quality this home has to offer.

## **Tenure**

Freehold

## **Boundaries**

All legal boundaries should be confirmed by your solicitor

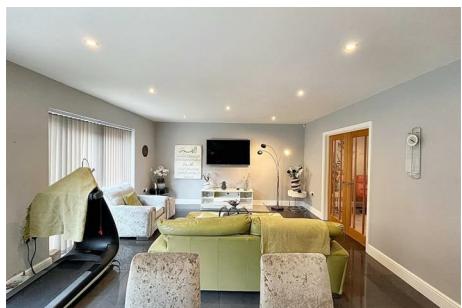
## **Council tax**

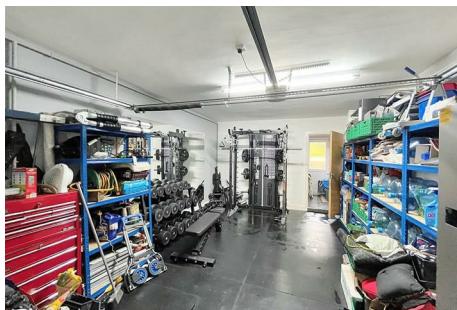
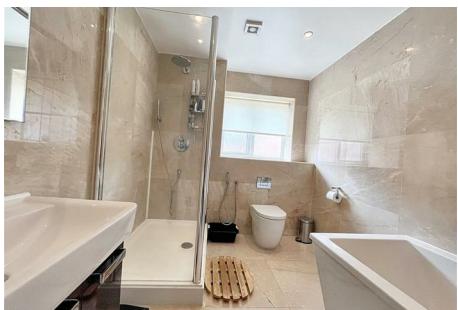
Band H

## **Viewing**

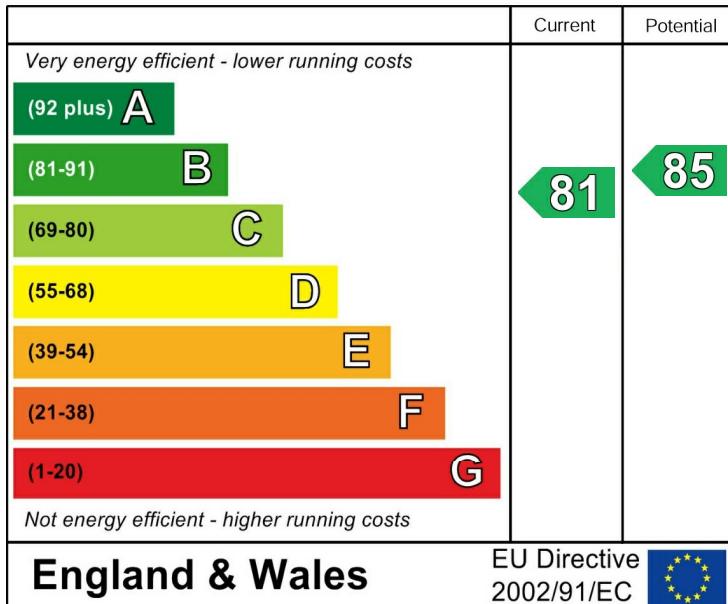
By prior appointment with vendors agents James Douglas. Tel: 01633 212666.

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.

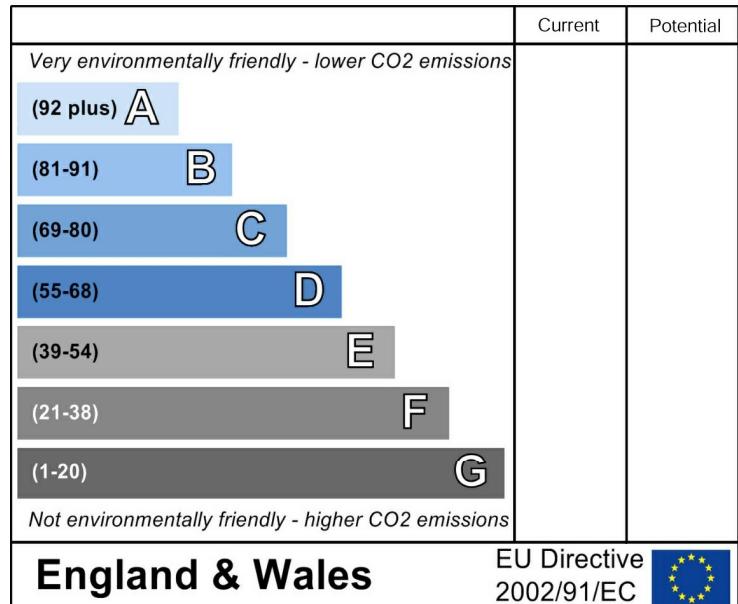




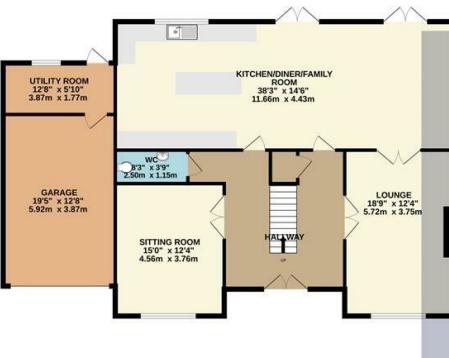
## Energy Efficiency Rating



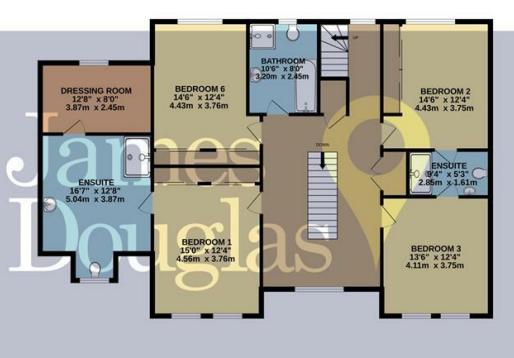
## Environmental Impact (CO<sub>2</sub>) Rating



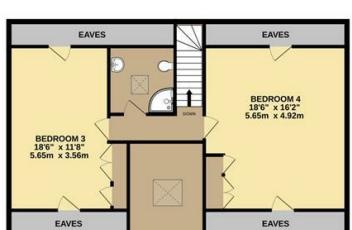
GROUND FLOOR  
1548 sq.ft. (145.8 sq.m.) approx.



1ST FLOOR  
1521 sq.ft. (141.3 sq.m.) approx.



2ND FLOOR  
928 sq.ft. (86.2 sq.m.) approx.



TOTAL FLOOR AREA: 3997 sq.ft. (371.3 sq.m.) approx.

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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