



## 6 Coed Golau Close Llanwern Village



### STUNNING FOUR BEDROOM DETACHED FAMILY HOME

- HERITAGE COLLECTION FOUR BEDROOM HOME BY REDROW
- END OF CUL-DE-SAC LOCATION
- BEAUTIFULLY REMODELLED SOUTH FACING REAR GARDEN
- IMPRESSIVE KITCHEN/DINING/LIVING AREA
- GENEROUS SIZED SEPARATE LOUNGE
- GROUND FLOOR W/C
- UTILITY ROOM
- FAMILY BATHROOM PLUS EN-SUITE TO PRINCIPLE BEDROOM
- DOUBLE DRIVEWAY LEADING TO GARAGE
- NEAR TO AMENITIES AND MAJOR ROAD CONNECTIONS

**Offers In Excess Of £475,000**



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## **Coed Golau Close, Newport, NP18 2DH**

### **Introduction**

A fantastic opportunity to purchase this beautifully presented detached family home situated at the end of this pleasant cul-de-sac in the sought after Great Milton Park development by Redrow in Llanwern, just minutes from excellent amenities, local shops, bus services, schools as well as key transport links such as the A48 and M4 Motorway offering easy access to neighbouring towns and cities.

The 'Cambridge' house style from Redrow's famous heritage collection was build c.2021 and has been cosmetically improved in various areas by the current owners and is immaculately presented.

Outside the South facing rear garden has been wonderfully transformed into a tranquil space laid with two large patios over two levels. The garden also features a Corten steel water feature, large raised planters and borders filled with mature plants, shrubs and trees making this relatively private garden a perfect spot for entertaining or simply relaxing in the sun. The front and side elevations have also undergone a beautiful landscape transformation. To the side of the property is a double driveway, leading to rear garden access and a single garage equipped with four double electricity sockets and electric garage door.

On entering the property, you are welcomed into a hallway leading off to a spacious lounge, W/C and impressive high quality kitchen/dining/living area complete with integrated appliances (double oven/microwave, fridge/freezer, dishwasher, induction hob, boiling water tap) Quartz worktops and bi-folding doors out to the garden. A utility room adjoins which has plumbing/power for a washing machine and tumble dryer and houses the combination boiler. A side door gives access to the driveway.

Upstairs features four generous sized bedrooms (two with feature built in wardrobes) a family bathroom and en-suite to the principle bedroom.

Don't miss out on this gorgeous property. Viewing is highly recommended.

### **Council tax**

Band F

### **Boundaries**

All boundaries should be confirmed by your solicitor

### **Tenure**

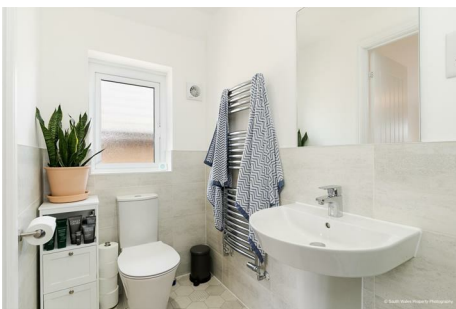
Freehold. We are advised there is an annual service charge payable of approximately £176 (invoiced every 6 months)

### **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.








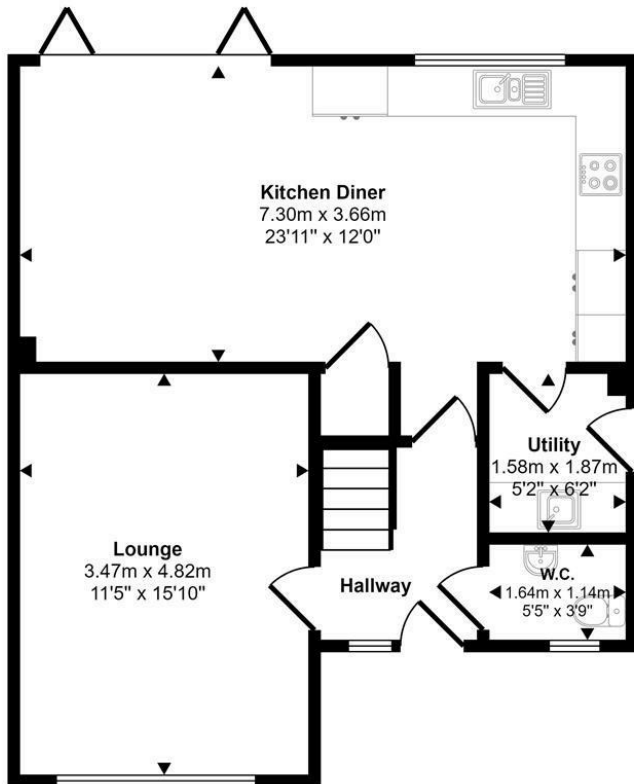
## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

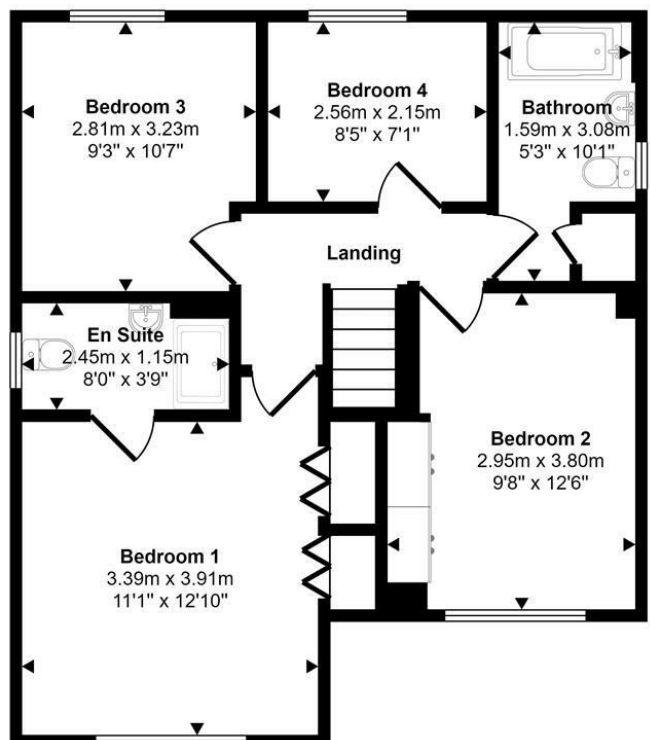
## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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Approx Gross Internal Area  
113 sq m / 1220 sq ft



**Ground Floor**  
Approx 57 sq m / 610 sq ft



**First Floor**  
Approx 57 sq m / 610 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.