



PONTYWAUN

Offers over **£400,000**



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6 GARDENS VIEW CLOSE

Newport, Caerphilly NP11 7BL



Low maintenance rear garden
Great views of the countryside
Downstairs WC

Nestled within the exclusive Gardens View Close in Pontywaun, discover this exquisite four-bedroom detached property offering elegance and modernity. Positioned to capture breathtaking views over the valley, this home epitomises luxury living in a serene setting.

Step inside to find a meticulously designed interior boasting contemporary finishes and ample natural light. The spacious living areas provide the perfect backdrop for both relaxation and entertainment, while the four bedrooms offer comfort and privacy for the entire family.

Convenience is key with this property, as it enjoys close proximity to local shops, pubs, restaurants, and other amenities, ensuring that every need is easily met. Additionally, outdoor enthusiasts will delight in the proximity to Cwmcam Forest and Sirhowy Valley County Park, offering endless opportunities for adventure and exploration right at your doorstep.

With its sleek and modern design, this residence is more than just a home, it's a statement of style. Whether you're admiring the stunning views from the comfort of your living room or exploring the natural beauty of the surrounding area, this property truly offers the best of both worlds.



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KEY FEATURES

- Detached family home
- Four bedrooms
- Large kitchen diner
- Internal garage
- Driveway
- Principle en-suite



STEP INSIDE



As you step inside Gardens View Close, you're greeted by a spacious hallway, on the ground floor to your left, a convenient downstairs WC offers practicality for guests and residents alike.

To your right, the family lounge beckons with its inviting ambiance, showcasing a thoughtful design that exudes modernity throughout the entire house.

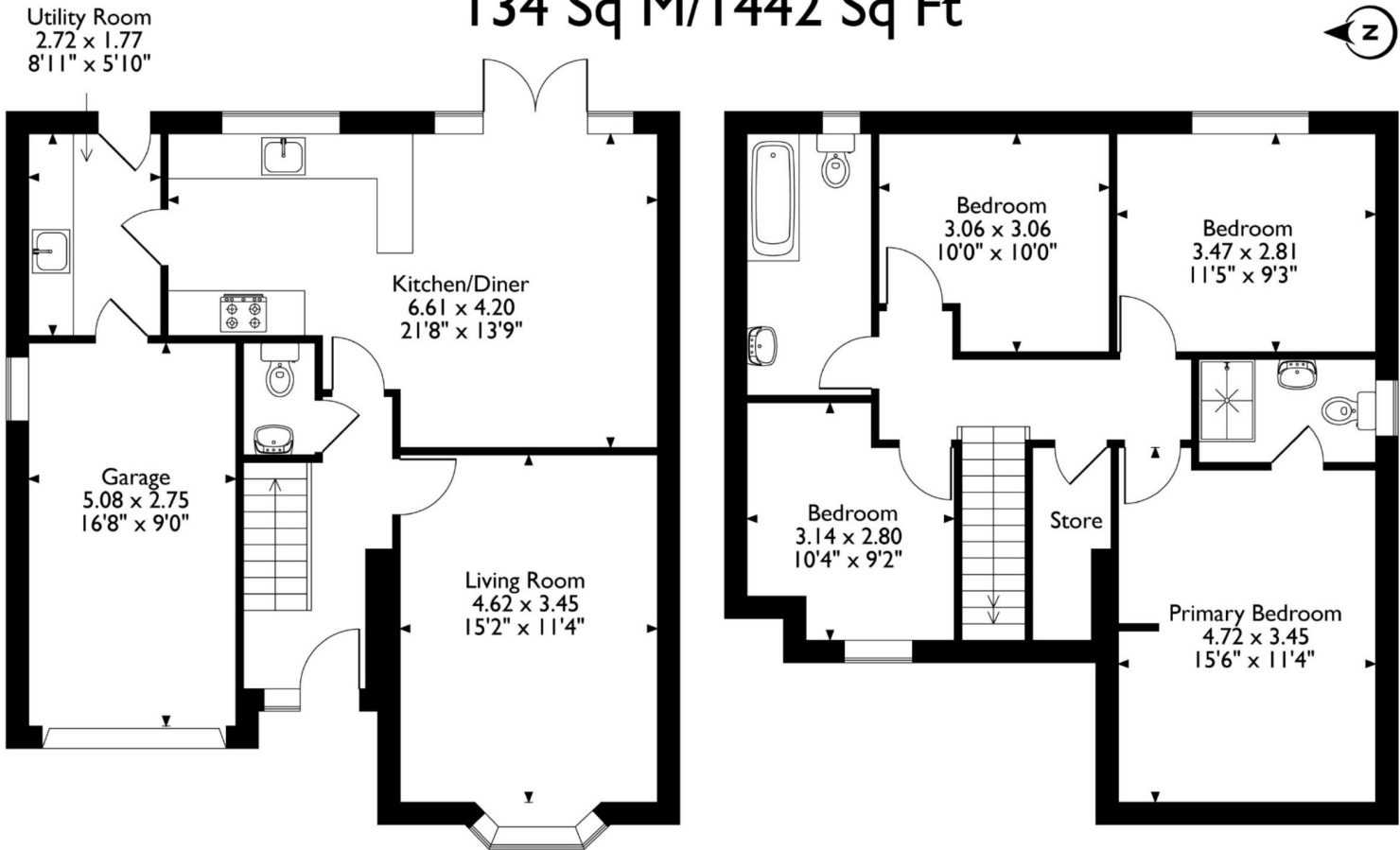
Venturing further, the heart of the home reveals itself in the form of a spacious kitchen diner. Here, the homeowners' keen eye for design shines brightly, with ample space for a large dining table, a breakfast bar for casual meals, and seamless access to both the utility room and French doors leading out to the rear garden.

This space is not just for cooking and dining; it's a hub for family gatherings and entertaining.

Adjacent to the kitchen, the utility room provides additional practicality, with access to the internal garage ensuring convenience for storage and vehicle needs.

Approximate Gross Internal Area

134 Sq M/1442 Sq Ft



Ground Floor

First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Ascending the stairs to the first floor, you'll find four well-appointed bedrooms awaiting your discovery.

A stylish family bathroom serves the needs of the household, while the principal bedroom boasts the added luxury of an en-suite bathroom, offering a private retreat for relaxation and rejuvenation.

From the carefully curated design elements to the functional layout that caters to every aspect of modern family living, Gardens View Close welcomes you to experience the epitome of comfort and sophistication.

STEP OUTSIDE



Stepping outside, you're greeted by a meticulously maintained front garden, featuring a charming patio area seamlessly blending into a lush lawn. The driveway offers parking space for two cars, with convenient access into the internal garage for additional storage or vehicle needs.

A side gate provides easy passage to the rear garden, where low-maintenance landscaping awaits. With its well-designed layout and potential for enhancement, this outdoor space offers endless opportunities for garden enthusiasts to create their own tranquil retreat.

INFORMATION

Postcode: NP11 7BL

Tenure: Freehold

Tax Band: E

Heating: Gas

Drainage: Mains

EPC: B





DIRECTIONS

Head south off the Pontypool Roundabout toward A4042, Exit the roundabout onto A472, At the next roundabout, take the 1st exit and stay on A472. Turn left at Herbert Ter, Continue onto Old Pant Rd, At the roundabout, continue straight onto Central Ave, Turn left onto Pant Rd/A467, At the next roundabout, take the 1st exit onto Twyncarn Rd/B4591, and at the final roundabout, take the 1st exit onto A467, Turn left onto Silver St then a right onto Gardens View Close, the property is located on the left hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		94
B (81-91)	84	
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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