



# NEWPORT

Guide price **£550,000**



# 30 KENSINGTON PLACE

Newport NP19 8GP



Utility room  
Off road parking  
Principal ensuite

Welcome to Kensington Place, an exquisite four-story period property nestled in the popular city of Newport. Recently renovated to an impeccable standard by the current owners, this stunning residence is offered with no onward chain, ensuring a smooth and swift purchase process.

Kensington Place beautifully marries historic charm with modern luxury. The property boasts generously sized rooms, high ceilings, and an abundance of natural light throughout, creating an inviting and sophisticated atmosphere. Each floor has been thoughtfully designed to provide comfort and elegance, making it an ideal home for families and professionals alike.

One of the standout features of this remarkable home is its prime location. Kensington Place is just a short stroll from the tranquil Woodland Park and Beechwood Park, perfect for leisurely walks and outdoor activities. Additionally, the property is conveniently close to local shops, charming pubs, and a variety of restaurants, offering a vibrant community lifestyle right at your doorstep.



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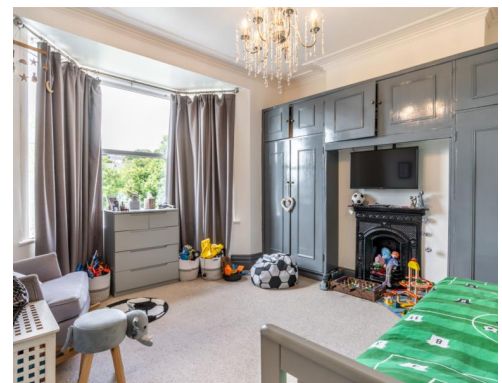


### KEY FEATURES

- No onward chain
- Six bedrooms
- Four bathrooms
- Beautifully renovated
- Ideal family home
- Close proximity to the M4 Corridor



# STEP INSIDE



For those needing to commute or travel, Kensington Place is a stone's throw away from the M4 corridor, providing easy access to major cities and destinations. The world-famous Celtic Manor Resort, renowned for its luxury amenities and golf courses, is also nearby, adding a touch of opulence to your living experience.

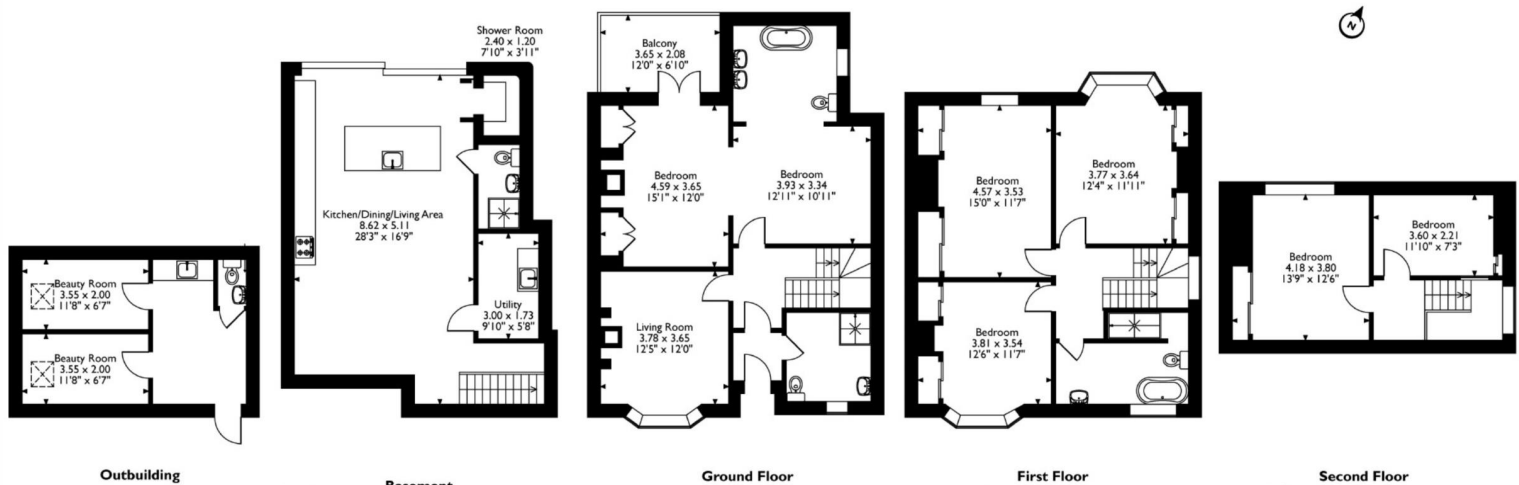
In summary, Kensington Place is a rare gem that combines timeless elegance with modern convenience, set in an enviable location. This fully renovated property is ready to welcome its new owners, offering a perfect blend of heritage, luxury, and contemporary living.

Step inside Kensington Place, and you are immediately greeted by a spacious and welcoming entrance hall. From here, you have access to a cosy lounge, perfect for relaxing or entertaining guests.

Adjacent to the lounge is a convenient shower room, ideal for freshening up.

The principal bedroom is also accessible from the entrance hall, boasting a generous size and a luxurious en-suite design that seamlessly integrates with the bedroom. This open-plan suite includes a stylishly and spacious dressing room, creating a personal sanctuary.

Approximate Gross Internal Area  
 Main House = 230 Sq M/2476 Sq Ft  
 Garage = 26 Sq M/280 Sq Ft  
 Total = 256 Sq M/2756 Sq Ft



Outbuilding

Basement

Ground Floor

First Floor

Second 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.

Descend the stairs to the ground floor, the true heart of this home. Here, you'll find a beautifully designed lounge-kitchen-diner, crafted to the highest standards.

The modern kitchen features a central island, perfect for casual dining or socialising while cooking. A utility room provides additional convenience, while an extra shower room enhances the practicality of this floor.

The highlight, however, is the set of bi-folding doors that open out to the rear garden, seamlessly blending indoor and outdoor living and filling the space with natural light.

Ascending to the first floor, you will discover three double bedrooms, each offering ample space and comfort. A well-appointed family bathroom serves this floor, ensuring convenience for all residents. Continue to the second floor, where you will find two additional bedrooms, perfect for a growing family or guests.

The extensive renovation work carried out by the current homeowners truly sets Kensington Place apart from other properties on the market. Their attention to detail and commitment to high standards is evident throughout, creating a home that exudes both quality and style. With its perfect blend of period charm and modern amenities, Kensington Place is ready to welcome its new owners into a life of comfort and elegance.

# STEP OUTSIDE



Step outside Kensington Place and be greeted by off-road parking for two vehicles, ensuring convenience and ease. A side gate provides direct access to the rear garden, enhancing the practicality of this charming property. The rear garden is designed for low maintenance and features a split-level layout, with patio areas and artificial lawn, perfect for enjoying the outdoors without the hassle of constant upkeep. This space is ideal for relaxing, entertaining, or enjoying family time in a beautifully landscaped setting. The standout feature of this property is the impressive garden office, perfect for those who work remotely. This well-designed office space includes two separate office rooms, offering flexibility for multiple uses or additional privacy. The office is also equipped with a WC, fitted cupboards with a basin, and ample power points, ensuring all your professional needs are met. This garden office transforms Kensington Place into an ideal home for modern living, blending work and home life seamlessly.

Kensington Place offers the perfect balance of practicality and modern amenities, making it an exceptional choice for contemporary lifestyles. Whether you're working from home or enjoying your leisure time, this property caters to all your needs with style and sophistication.

## INFORMATION

Postcode: NP19 8GP

Tenure: Freehold

Tax Band: E

Heating: Gas

Drainage: Mains

EPC: E





## DIRECTIONS

Head southeast on Coldra Roundabout toward Southern Distributor Road/A48, exit onto The Coldra/B4237/Chepstow Road, continue for 2.4 miles, then turn right onto Kensington Place, and follow the road up and the property will be on the left hand side, just before you reach Woodland park.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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