



153 Risca Road  
Newport | Gwent | NP20 3PP

FINE & COUNTRY

# STEP INSIDE

153 Risca Road

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As you step inside, the grand entrance hallway immediately sets the tone with its rich wood panelling and sweeping staircase, evoking a sense of timeless sophistication. A coats cupboard and cloakroom are thoughtfully positioned by the entrance for practicality and storage. Off the hallway, you'll find three beautifully appointed reception rooms, each with its own distinct character. The bright and spacious drawing room, with its bay window and sliding doors that open onto the patio, offers a perfect vantage point to enjoy the stunning garden views, making it an ideal space for relaxing or hosting guests.

The formal dining room, bathed in natural light through its large bay window, is a delightful space for family meals or special occasions. It seamlessly connects to the cosy living room, offering a more intimate space for quieter moments. Both rooms flow into the heart of the home—the charming kitchen. This well-equipped kitchen features a striking navy blue Aga as its centrepiece, surrounded by all of the appliances that you may need. Off the kitchen, a practical utility room provides additional storage and side access to the gardens.

As you ascend the grand staircase, you'll be greeted by magnificent stained glass windows, adding a touch of 1920s charm to the property. On the first floor, five generously sized double bedrooms provide ample space for the whole family. The principal bedroom is a true highlight, featuring a luxurious en-suite with a double vanity and bathtub, along with a walk-in wardrobe that offers excellent storage. The second bedroom also enjoys its own modern en-suite shower room, making it perfect for guests or older children.

The remaining bedrooms each offer their own unique features, from fitted wardrobes to a charming wash basin in the fourth bedroom. The third bedroom mirrors the drawing room below with its bay window, capturing wonderful garden views. The fifth bedroom, currently used as a study, provides a quiet space for working from home. A spacious family bathroom with a corner bath and separate shower completes the first floor, offering both style and practicality.





# SELLER INSIGHT

“It’s hard to pinpoint just one thing that attracted us to Broadoaks – spacious living accommodation with a touch of grandeur – as there is so much about the property and location that makes living here excellent,” say the owners of this handsome period home, built circa 1922. “The house is deceptively larger than it first appears, extending toward the back rather than the side. Its size and impressive traditional style initially won us over. We think it’s fair to say it’s quite a unique find in Newport.” It’s close to all amenities, roads, and transport links – yet the garden is huge, mostly private, and surrounded by greenery, offering peace and quiet. “This truly gives anyone who lives here the best of both worlds!”

The owners, who have enjoyed living here for 38 years, share some of the improvements they’ve made to the property. “The kitchen was extended by knocking out the outside lavatory to create a utility area around 2002. Old windows were replaced with hardwood frames, and the soffits at the front of the house were also replaced. Overall, the property has been maintained to a high standard.”

The house is set back from a main road leading into Newport town centre, just minutes from Junction 27 of the M4, nestled in a dip down a long driveway with ample parking and turning space. “Its position means that any noise or view of the road is completely obscured. With long driveways on either side, we don’t see much of our neighbours but maintain good relationships and enjoy socialising on special occasions.” Away from home, the town, countryside, and coast are all easily accessible, making it convenient to get out and about, whether exploring Cwmcran Forest or taking the children to school.

The garden is a wonderful feature of Broadoaks, offering a large suntrap patio and tiered levels. “The middle patio is crying out for a hot tub, while the bottom lawn, which stretches behind two houses, is ideal for football, races, or even large events for up to 150 people. A peaceful summer house adds tranquillity, making it feel like a rural retreat, far removed from the bustle of the town – a true favourite spot. Our children grew up here, and we’ve loved watching our grandchildren play in the garden. It will be a huge wrench to leave this beautiful home.”

The house – primarily a happy family home – is also fantastic for entertaining. The large dining room and dining table which comfortably seats 12 to 14 has seen many a happy (if raucous) dinner party. The equally large lounge has also seen many a party, singing around the piano, and even dancing at times, with all the furniture moved to the sides.

But we have also put the space to good use and have held numerous events over the years for charities such as Cancer Relief, Save the Children, and the local hospice. And also large often noisy disco barbecues in the garden for Rotary International. Luckily we have understanding neighbours who we always invited or warned well in advance!\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.























# STEP OUTSIDE

## 153 Risca Road

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Outside, the beautifully landscaped garden offers a private haven of mature trees, vibrant flower beds, and well-maintained lawns. Several seating areas are dotted throughout the grounds, perfect for al fresco dining or enjoying the peaceful surroundings. A Summer house and outbuilding provide additional leisure spaces, with the outbuilding currently serving as a games room but offering great potential for conversion into a home office or studio, subject to planning permission.

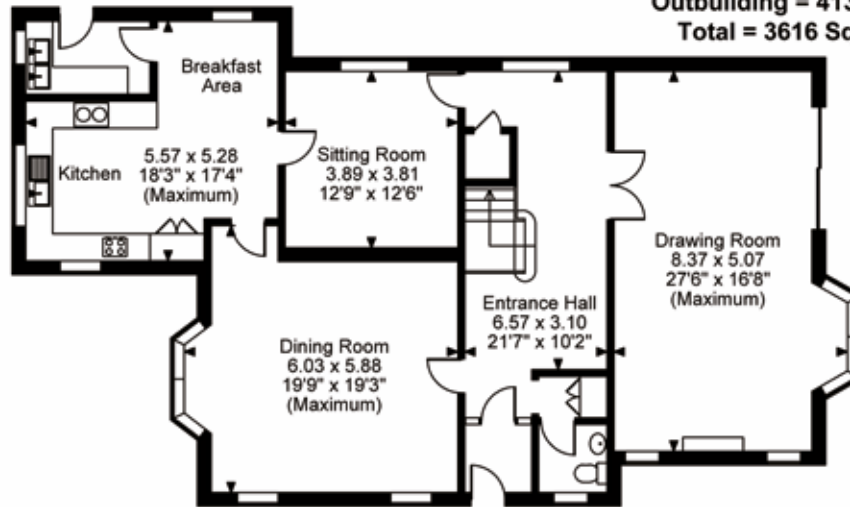
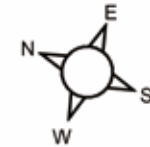
**Directions:**

[What3Words://scary.heat.rainy](https://www.what3words.com/!scary.heat.rainy)

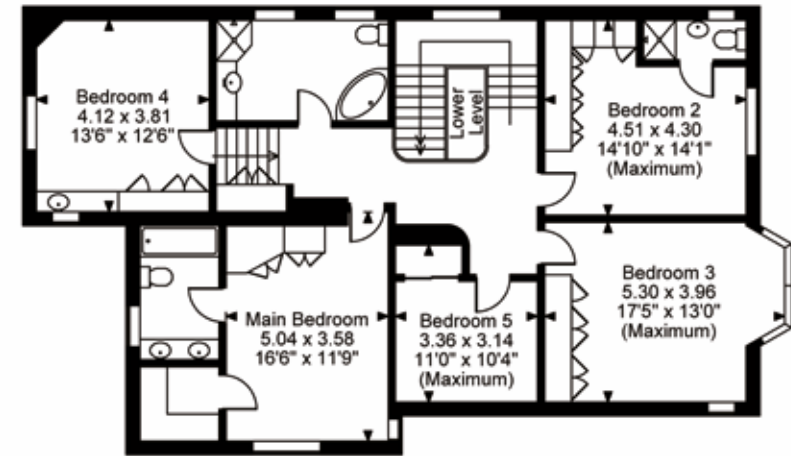




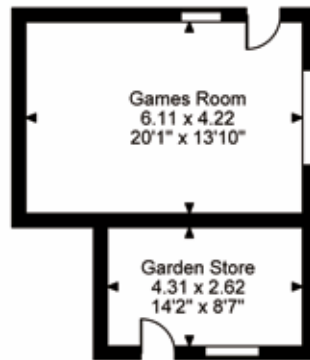
**Risca Road, Newport, Gwent**  
**Approximate Gross Internal Area**  
**Main House = 2918 Sq Ft/271 Sq M**  
**Garage = 285 Sq Ft/27 Sq M**  
**Outbuilding = 413 Sq Ft/38 Sq M**  
**Total = 3616 Sq Ft/336 Sq M**



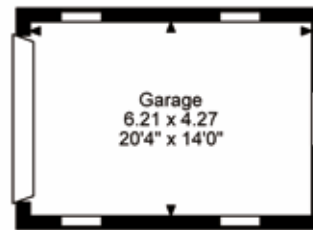
**Ground Floor**



**First Floor**



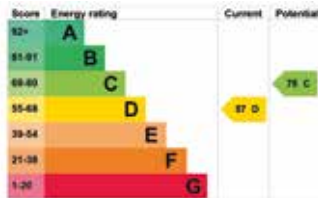
**Lower Ground Floor**



**Ground Floor**

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Fine & Country Newport  
Merlin House, Langstone, Newport, NP18 2HJ  
01633 927 277 | [newport@fineandcountry.com](mailto:newport@fineandcountry.com)

