



NASH

Offers over £500,000



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# TYREEN

Nash Road, Nash, Newport, NP18 2BW



Two story extension completed in 2017  
Property benefits from a new roof also completed in 2017  
Includes summer house in garden

Located on the sought-after Nash Road in the picturesque village of Nash, this impressive four-bedroom detached property sits on a generous plot and offers the perfect blend of traditional charm and modern comfort. Extended by the current owners in 2017 with a thoughtfully designed two-story addition, the property now provides spacious and versatile living ideal for modern family life.

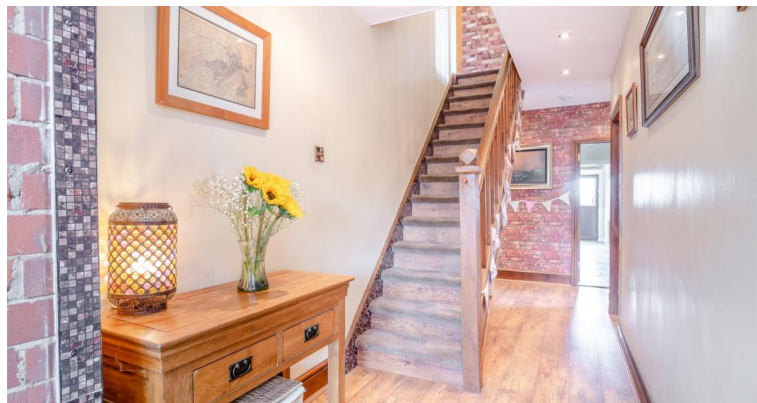
Internally, the home boasts a wealth of character features and traditional finishes, while windows throughout frame wonderful countryside views. The accommodation comprises three generous reception rooms, offering flexibility for formal dining, a cosy lounge, or even a home office. A tastefully designed kitchen acts as the heart of the home, perfect for everyday living and entertaining. The property also benefits from three bathrooms, adding convenience for growing families or visiting guests.

Energy efficiency has been considered with the installation of solar panels, helping to reduce running costs. Outside, the property continues to impress with a detached double garage, a generous in-and-out driveway with ample parking for 6 or more cars, and beautifully maintained gardens. A charming summer house provides an additional retreat or entertaining space. This is a rare opportunity to secure a spacious, character-filled home in a tranquil and desirable village setting.





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## KEY FEATURES

- Ideal family home
- Sat on a generous plot
- Detached double garage
- Countryside views
- Benefits from solar panels
- Traditional features





# STEP INSIDE



As you step through the porch at Tyreen (which has slate flooring and underfloor heating), you're welcomed into a warm and inviting entrance hallway.

To the right lies a cosy yet spacious family lounge, complete with a traditional feature fireplace, perfect for relaxing evenings.

Continuing through the hallway, you'll find a versatile additional reception room, currently used as a fourth bedroom but could be used as a home office, offering excellent flexibility for modern living.

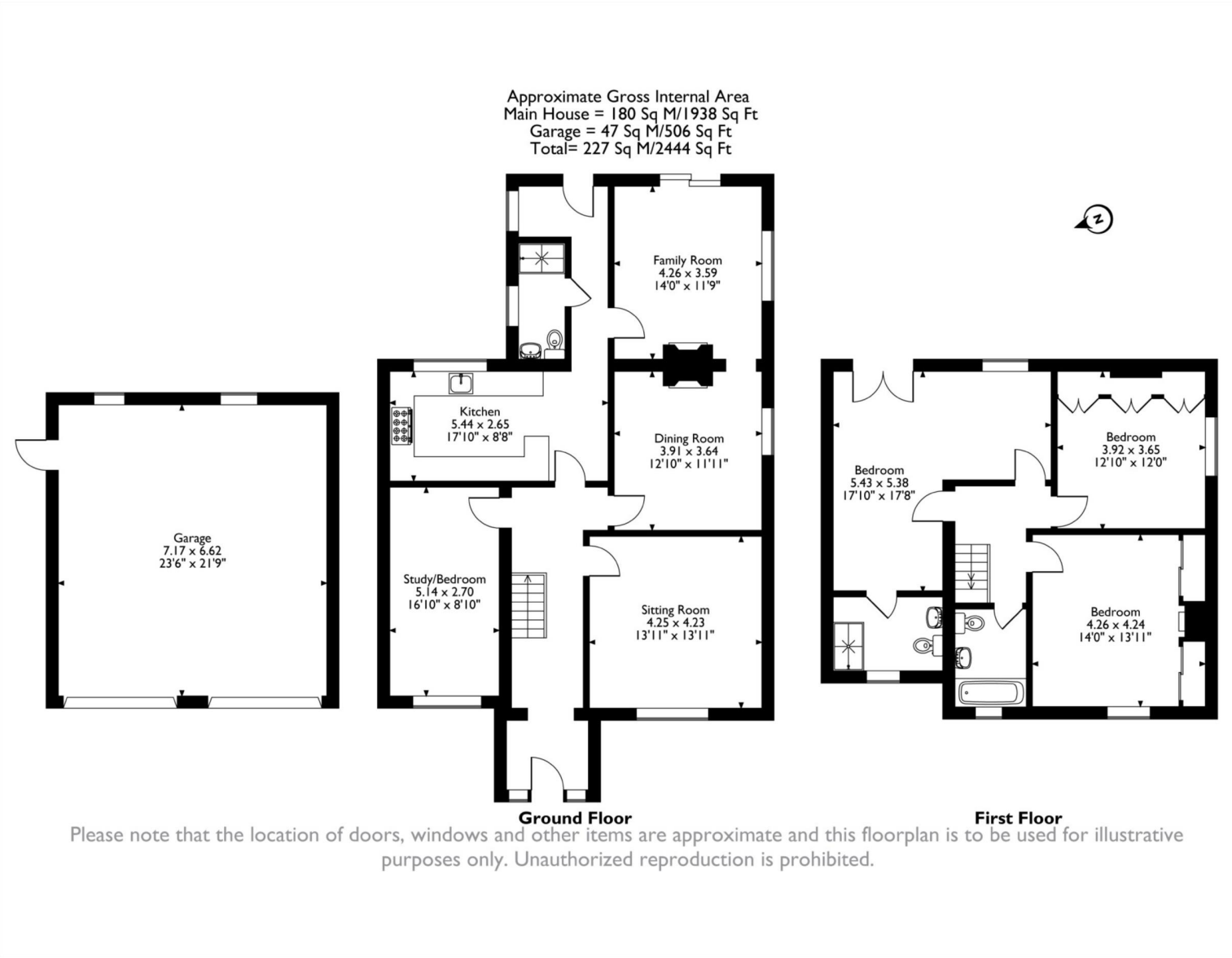
The ground floor also boasts a separate dining room, ideal for entertaining, which features a charming dual aspect log burner that adds both warmth and character.

To the rear of the property, a bright and comfortable sitting room/garden room overlooks the garden, creating a peaceful retreat.

The heart of the home is the beautifully renovated kitchen, thoughtfully finished with solid oak worktops and ample storage. There is also a Belfast sink and integrated appliances including washing machine, dishwasher and wine cooler. The kitchen also has slate flooring and underfloor heating.

A convenient downstairs shower room completes the ground floor layout.

Adjacent to the back door is a utility area with space for an additional electrical appliance. The rear door is a half and half stable door.



Upstairs, the generous principal bedroom impresses with its Juliet balcony offering stunning countryside views, a modern en-suite, and extended space that was once a fifth bedroom which could easily be reinstated if desired.

Two further well-proportioned double bedrooms and a family bathroom complete the first floor, making this a wonderfully spacious and adaptable home for families or those needing extra space.



# STEP OUTSIDE



Step outside at Tyreen and you'll immediately appreciate the generous plot on which this beautiful home sits. To the front, the property boasts an in-and-out driveway offering easy access and ample parking for multiple vehicles, along with a detached double garage (with power and light). The property benefits from outside taps to the front and rear as well as outdoor sockets.

The rear garden is a real highlight – exceptionally well maintained and designed to enjoy every moment outdoors. A large patio area leads to a neat lawn, ideal for family gatherings and alfresco dining. The garden is both private and peaceful, enjoying an abundance of sunlight throughout the day, perfect for those long summer afternoons. Adding to its charm and character, the garden features a delightful summer house and a unique "Hobbit Hut", offering fantastic spaces for relaxation or creative use. With breathtaking views over the surrounding countryside, the outdoor space at Tyreen is as impressive as the home itself, a perfect retreat for families and entertainers alike. There are also several log stores and outdoor lighting.

**AGENT'S NOTE:**  
The property benefits from photovoltaic solar panels which are owned and on a Feed In Tariff (FIT) which we are advised by the vendor generates approximately £600-£800 per annum.  
There is also a telegraph pole in garden which the vendor gets paid a Wayleave year of approximately £45.

## INFORMATION

Postcode: NP18 2BW  
Tenure: Freehold  
Tax Band: F  
Heating: Gas LPG  
Drainage: Mains  
EPC: D








## DIRECTIONS

To reach Tyreen from Coleg Gwent Newport Campus, with the campus on your left, continue along Nash Road for 0.8 miles, then turn right at the junction to stay on Nash Road. Follow the road for 0.5 miles and the property will be located on the left-hand side before Nash Road merges into Goldcliff Road.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		61	65
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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