



NEWPORT

Guide price £550,000



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ST BRIAVELS COACH HOUSE

59a Fields Park Road, Newport NP20 5BH



Three double bedrooms
Double garage
Generous size plot

St. Briavels Coach House is a charming three-bedroom detached family home situated on the sought-after Fields Park Road in Newport, offering the perfect blend of comfort, space, and convenience. Ideally positioned close to excellent transport links via the M4, it provides easy access to Cardiff, Bristol, and beyond, making it an ideal choice for commuters. The property features spacious living areas, a beautifully renovated modern kitchen, and well-proportioned bedrooms, all designed to create a warm and practical setting for family life. Outside, a secure garden provides the perfect space for relaxation, play, or entertaining, while driveway parking and a detached double garage add further appeal. Just a short distance away, Newport town center offers a wealth of shopping, dining, and entertainment options, ensuring everything you need is within easy reach. St. Briavels Coach House truly combines modern family living with a convenient and highly desirable location.



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KEY FEATURES

- No Chain
- Three double bedrooms
- Double garage
- Generous size plot
- Principle ensuite
- Renovated kitchen
- Approx 0.27 acres



STEP INSIDE



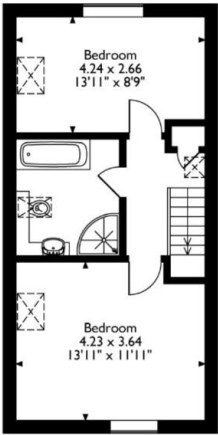
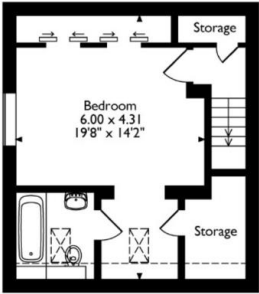
Step inside St. Briavels Coach House and discover a beautifully designed home full of character and thoughtful modern touches.

As you enter, a staircase to the first floor sits to your right and there is also access to a convenient downstairs WC, while a step down leads into the inviting living room.

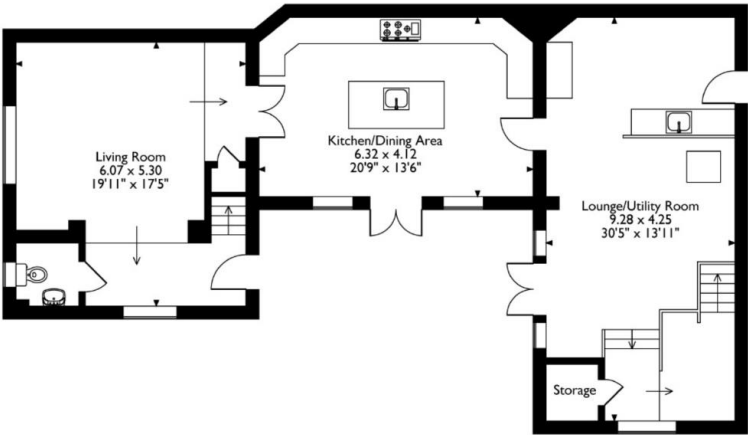
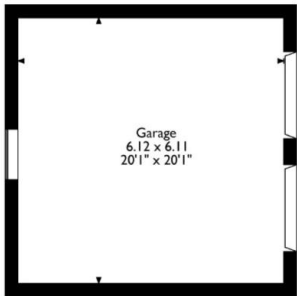
From here, step up into the heart of the home, a newly renovated kitchen featuring a central island and elegant French doors that open onto the garden, perfect for entertaining or family gatherings.

Beyond the kitchen, the former kitchen space has been transformed into an open-plan utility and sitting room, enhanced by a cosy multi-fuel burner.

Approximate Gross Internal Area
Main House = 171 Sq M/1841 Sq Ft
Garage = 37 Sq M/398 Sq Ft
Total = 208 Sq M/2239 Sq Ft



First Floor



Ground 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.

The layout of the property is well suited to multi-generational living.

The first staircase leads to a spacious double bedroom complete with fitted wardrobes and additional storage as well as a private en suite.

The second leads to two double bedrooms, one with arched windows overlooking the garden, along with a stylish main bathroom featuring a vanity unit.

STEP OUTSIDE



Step outside St. Briavels Coach House and enjoy its peaceful, private setting tucked away from the main road. The property is approached through secure gated access, offering ample parking space for multiple vehicles. Sitting on a generous plot, the home is surrounded by mature shrubs and established greenery, creating a tranquil and secluded atmosphere. Steps lead down to the beautifully maintained garden, providing a perfect space for relaxation or outdoor entertaining. Completing the exterior is a detached double garage, offering excellent storage or workshop potential, all within a secure and private location that enhances the property's charm and practicality.

AGENT'S NOTE

Initial access to the property crosses a neighbour's driveway (Number 59), for which we have "Right of Access". There is agreement to contribute a percentage towards maintenance costs (ask Agent for details).

A number of trees on the property are subject to tree protection orders (ask Agent for details).

We are advised by the vendors that the detached garage has a crack to rear wall.

The vendors also advise that they have 'right of light' and air to any buildings or any parts there after (as per the title Deed).

There are also rights and covenants in place restricting the use of building - as per the title Deed. Please ask the agent for further details, Number 59 has recently been converted to executive apartments. The garden landscaping is yet to be completed.

INFORMATION

Postcode: NP20 5BH

Tenure: Freehold

Tax Band: G

Heating: Gas

Drainage: Private

EPC: D





DIRECTIONS

What3words: ///study.soft.taped



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)	61	78
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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