



### DIRECTIONS

From Chepstow take the M48 west to Magor and you will then join the M4, heading West towards Newport. Exit at Junction 24 (Coldra), and turn left onto the A48. Continue along the A48 before turning left (signposted Llanwern). Continue up the hill for approximately 200 metres before immediately turning left and then bearing left, Sunnydale will be on your right hand side.

### SERVICES

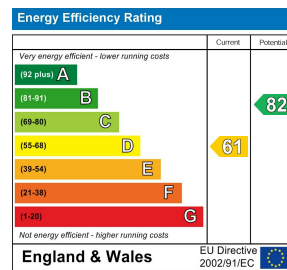
All mains services are connected to include mains gas central heating.  
Council tax band D.

### TENURE - FREEHOLD

You are recommended to have this verified by your legal advisors at your earliest convenience.



GROUND FLOOR  
905 sq.ft. (84.1 sq.m.) approx.



## SUNNYDALE, COT HILL, LLANWERN, NEWPORT, NP18 2DP



**£339,950**

Sales: 01291 629292  
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**DISCLAIMER**  
These particulars are intended to give a fair description of the property but accuracy cannot be guaranteed and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. Room sizes should not be relied upon for carpets and furnishing and none of the above appliances/services have been tested by ourselves, we therefore recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

**OFFERS**  
As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the Vendor.

Moon & Co, their clients and any joint agents give notice that:  
1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of facts.  
2. Any areas are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or consent.

Offered to the market with the benefit of no onward chain, this attractive 1930's semi-detached bungalow occupies a pleasant position in the popular village of Llanwern, retaining excellent access to both Newport and the M4 motorway network and will no doubt suit a variety of markets to include professional couples, young families or indeed the retired market seeking a convenient and quiet location. The property has been fully renovated throughout and the well planned living accommodation briefly comprises entrance porch, fantastic contemporary open plan kitchen/dining/living space, principal double bedroom, second single bedroom, third room that would make an ideal study and family bathroom. The property further benefits a private driveway providing off street parking for several vehicles as well as a south facing front terrace and a very generous level rear garden. Furthermore there is a detached single garage offering potential for a studio/gym/home office depending on requirements. We would strongly recommend arranging an internal viewing to appreciate what this property has to offer.

Being situated close to Newport a number of facilities are close at hand to include primary and secondary schooling, pubs, restaurants, doctors and dentists. There are good bus, road and rail links with the A48, M8 and M4 motorway networks bringing Newport, Cardiff and Bristol within easy commuting distance.

#### FRONT PORCH

uPVC front door leads through to entrance porch with quarry tiled floor. Windows to side elevation. Internal glazed door to:-

#### LOUNGE/DINING ROOM

**7.47m x 3.51m (24'6" x 11'6")**

A fantastic contemporary living space with wood effect laminate floor. Window to the front elevation. Open through to:

#### KITCHEN

**3.84m x 3.07m (12'7" x 10'1")**

Comprising an extensive range of fitted wall and base units with ample wood effect laminate worktops and tiled splashbacks with inset one and half bowl stainless steel sink and drainer. Feature peninsular/breakfast bar provides an additional worktop space and space for eating and entertaining. Integrated appliances to include four ring Lamona electric hob with concealed extractor hood over and electric oven/grill beneath, integrated full size dishwasher, washing machine, fridge and separate freezer. Wood effect laminate floor. Window to rear elevation affording views across the private rear gardens and door to rear lobby.

#### BEDROOM 1

**3.66m x 3.05m (12'0" x 10'0")**

A double bedroom with a large picture window to the front elevation.

#### BEDROOM 2

**2.90m x 1.85m (9'6" x 6'1")**

A single bedroom with window to the side elevation.

#### STUDY

**2.49m x 1.70m (8'2" x 5'7")**

Accessed off the dining area, is a study perfect for the everyday homeworker with window to side elevation. Loft access hatch.

#### REAR LOBBY

With built-in airing cupboard housing the Valiant gas combi-boiler and wood effect laminate floor. Door leading out to the rear garden. Door to:-

#### FAMILY BATHROOM

Comprising a P-shaped panelled bath with mains fed shower over and glass shower screen, low-level WC and wash hand basin inset to vanity unit. Heated towel rail. Fully tiled walls and contemporary slate effect tiled floor. Frosted window to the side elevation.

#### GARDENS

At the front of the property is a contemporary paved terrace affording elevated open view and south facing sunny aspect providing an ideal space for dining and entertaining. There is also a low maintenance area laid to slate. A paved pathway and steps lead down to the private concrete driveway providing off street parking for at least one vehicle. The rear garden is sizeable and comprises a good size paved terrace area leading to a low maintenance area laid to attractive slate. A paved pathway then leads to a very generous level area mainly laid to lawn with a range of attractive shrubs and trees. The rear garden is enclosed by timber fencing.

#### GARAGE

**6.02m x 2.64m (19'9" x 8'8")**

To the side of the property there is a concrete driveway providing further off street parking, accessed via double wrought iron gates leading to the detached brick built single garage with up and over door with light and power connected. Windows to side and rear elevations with courtesy door leading to the rear garden.

#### SERVICES

All mains services are connected to include mains gas central heating.

