



4 Greenfields View
Llandeud, Newport, NP18 2AJ

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- Spacious and versatile detached family home
- Lounge. Dining Room
- Kitchen with adjoining breakfast room
- Conservatory. Study. Utility
- Principal bedroom with fitted wardrobes and en suite cloakroom
- Two further double bedrooms
- Integral double garage
- Superb Views Over Countryside
- Pleasant Cul-De-Sac Location in This Sought After Village Just One Mile from A48
- Excellent Access to M4 Motorway, Bristol 25 Miles, Cardiff 21 Miles, Newport 8.5 Miles

Guide Price
£575,000

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Description

This spacious and versatile detached property provides generous accommodation well suited to both family and multi generational living. Situated within the desirable hamlet of Llandeud. The well-planned ground floor accommodation comprises an entrance hall, spacious lounge, breakfast room, conservatory, kitchen, utility room, study, WC and a dining room offering excellent flexibility for a variety of uses. To the first floor, there are three well-proportioned double bedrooms, including a principal bedroom with fitted wardrobes and en-suite cloakroom, together with a family bathroom serving the remaining rooms. Externally, the property benefits from a driveway providing off-road parking for several vehicles, a double garage and mature gardens to both the front and rear. The rear garden has been thoughtfully landscaped to include patio seating areas, established planting and a lawned area, all enjoying attractive far reaching open countryside views.

Situation

The popular village of Llandeud is located just off the A48 Newport to Chepstow Road. Newport is approximately a 3 mile drive with an access to the M4 motorway at the Coldra, also giving access to the A449 to Monmouth and Ross on Wye. Magor junction approximately 4 miles distant whilst Chepstow is approximately 10 miles distant where there is an access to the M48 motorway via the Severn Bridge providing easy access to Bristol, London and the Midlands by way of the M5. Chepstow is situated on the edge of the picturesque Wye Valley and historic Royal Forest of Dean. For the leisure enthusiast The Celtic Manor Resort and Golf Club is a short drive from the property with further golfing facilities at St Pierre near Chepstow.

Ground Floor Accommodation

Enter the property via a welcoming entrance hall, with storage cupboard, doors leading to the principal reception rooms and a staircase rising to the first floor. To the front aspect, the study provides a versatile space ideal for home working or a quiet retreat. Also positioned to the front of the property is a further reception room, currently arranged as a dining room, offering excellent flexibility for a variety of uses including a fourth bedroom, playroom or guest accommodation. The lounge is a particularly spacious and inviting reception room, centred around a feature stone fireplace with wood burning

stove. Double doors open into the breakfast room, creating an excellent flow for both everyday living and entertaining, while sliding doors lead into the conservatory overlooking the rear garden and countryside beyond. The kitchen is fitted with a range of wall and base units with work surfaces over, incorporating a sink and drainer and integrated dishwasher, together with space and plumbing for additional appliances. A useful utility room houses the central heating boiler and provides further storage and appliance space, with access to the side of the property. The ground floor is completed by a cloakroom fitted with a WC and wash hand basin.

First Floor Accommodation

A staircase rises from the entrance hall to the first-floor landing, where doors lead to all rooms, in addition to a useful airing cupboard with water storage tank, suitable for Solar Panels to be fitted in the future and access to eaves storage. There are three well-proportioned double bedrooms on the first floor, with the principal bedroom benefiting from an extensive range of bespoke fitted wardrobes and its own en suite cloakroom with vanity wash hand basin & WC. Bedroom two enjoys attractive views across the rear aspect, while bedroom three offers further generous accommodation with additional eaves storage. The family bathroom is fitted with a four-piece suite comprising a panelled bath with shower over, separate shower cubicle, WC, bidet and wash hand basin, serving the remaining bedrooms.

Outside

To the front of the property, a driveway provides off-road parking for several vehicles and leads to the integral double garage fitted with electric doors for ease of use and benefits from power, lighting, sink unit, plumbing for washing machine, side access and UV charging point. The front garden is mainly laid to lawn with a variety of mature shrubs, plants and trees. The rear south westerly facing garden enjoys impressive views across open countryside and has been thoughtfully landscaped to provide a wonderful outdoor space for relaxation and entertaining. Features include a circular lawn, paved seating areas, one with a pergola, mature planting, a fishpond and a conservatory opening directly onto the garden. An additional outside storage building further enhances the practicality of the space.

Tenure

We are informed the property is Freehold. Intended purchasers should make their own enquiries via their solicitors.

Services

Mains electric, gas, water and drainage.
EPC Rating: C

Local Authority

Newport City Council.
Council tax band G.

Viewing

Strictly by appointment with the Agents:
David James, Chepstow

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

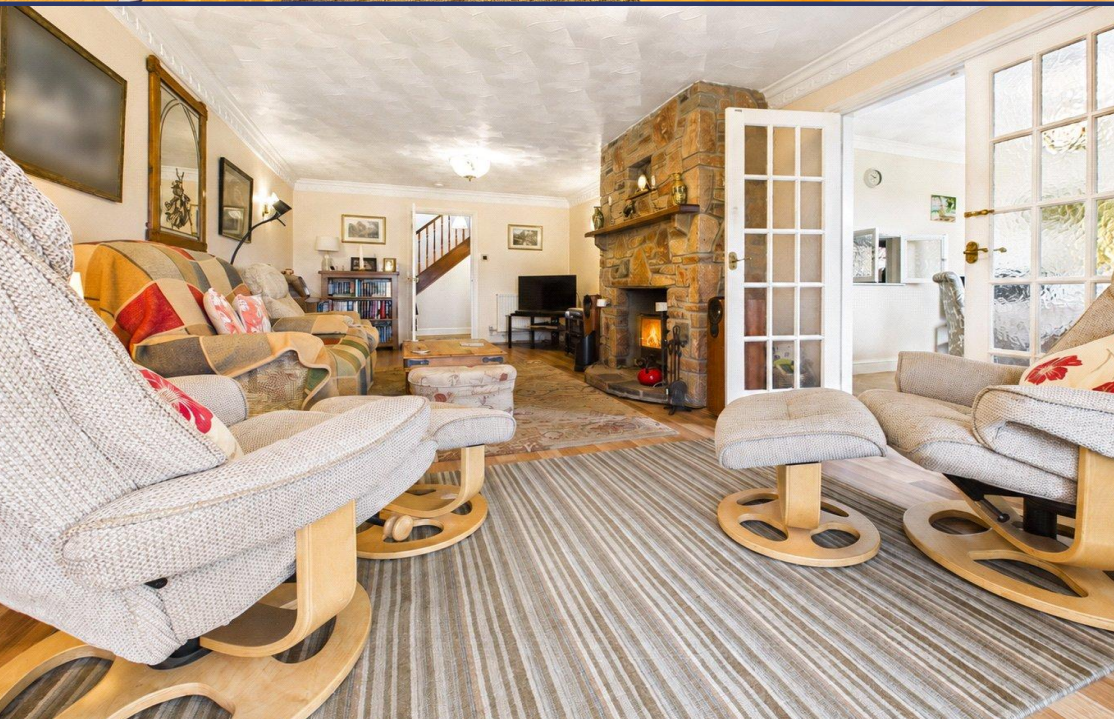
PLANS AND PARTICULARS

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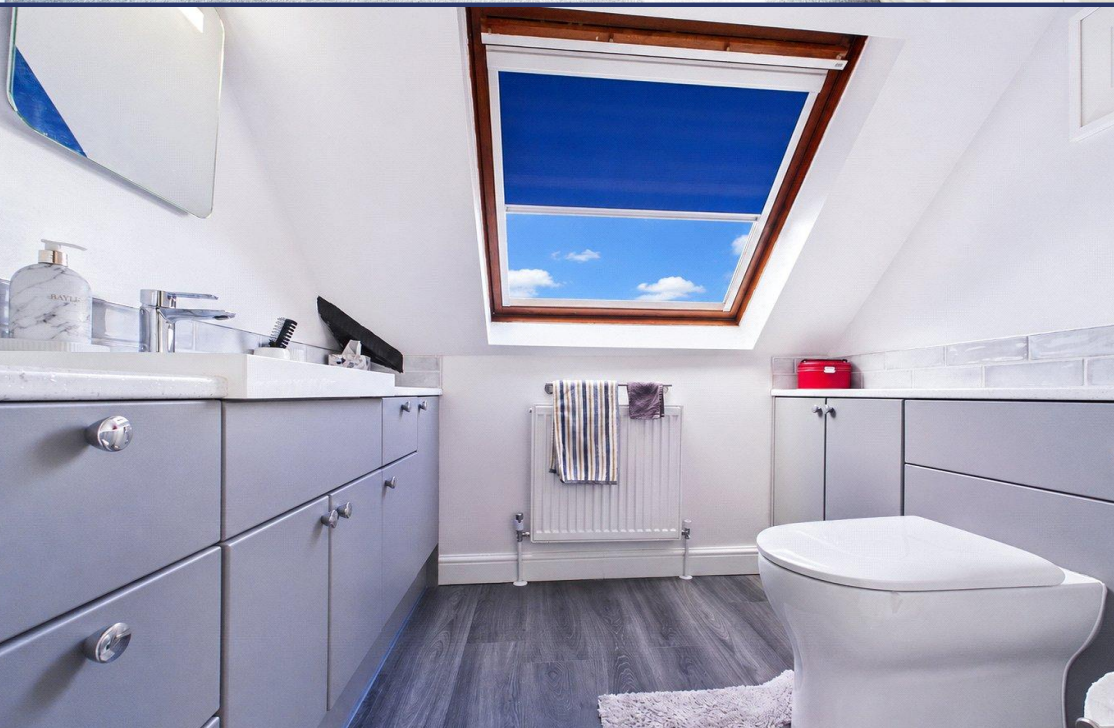
WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

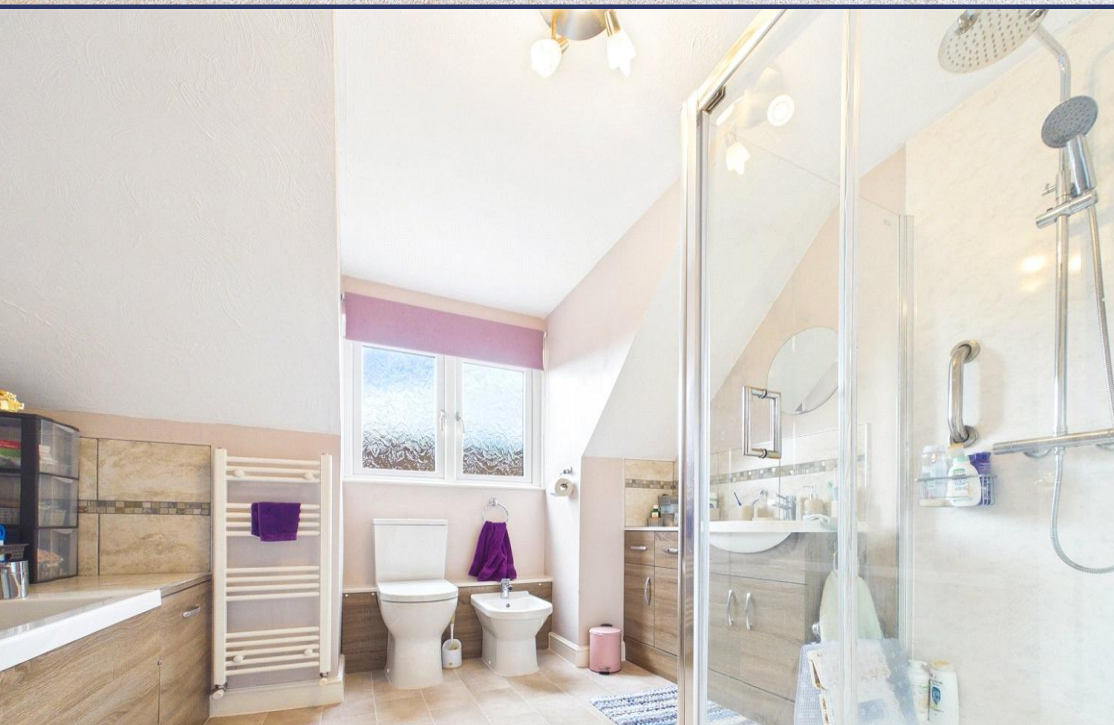
The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.











CONSERVATORY
9'4" x 6'11"
2.84m x 2.10m

BREAKFAST ROOM
10'2" x 10'2"
3.11m x 3.09m

LOUNGE
21'8" x 11'6"
6.61m x 3.50m

KITCHEN
11'6" x 10'2"
3.51m x 3.11m

GARAGE
19'9" x 16'5"
6.02m x 5.00m

ENTRANCE HALL

UTILITY ROOM
6'7" x 6'0"
2.00m x 1.82m

WC

CUPBOARD

STAIRS

STUDY
10'2" x 8'8"
3.11m x 2.65m

**BEDROOM 4/
DINING ROOM**
12'8" x 11'8"
3.85m x 3.57m

OUTSIDE STORAGE

This floor plan shows a 4-bedroom house with a central landing and stairs. The layout includes:

- Bedrooms:**
 - Top left: **BEDROOM** 13'10" x 10'2" (4.20m x 3.09m)
 - Top right: **BEDROOM** 20'7" x 14'2" (6.27m x 4.31m)
 - Bottom left: **BEDROOM** 13'10" x 11'8" (4.21m x 3.57m)
 - Far right: A section labeled **WARDROBE** with four individual wardrobes.
- Bathroom:** Located between the top left bedroom and the bottom left bedroom, featuring a bathtub, toilet, and sink.
- Ensuite:** Attached to the top right bedroom, containing a toilet and sink.
- Landing:** A central brown area connecting the bedrooms, bathroom, and stairs.
- Stairs:** Located at the bottom of the central landing.
- Storage:** Two areas labeled **AVES STORAGE** (likely AVES) are shown in grey, one on the far left and one at the bottom right.
- Other Features:** A **BRING CUPBOARD** is located near the bottom left bedroom, and a **SHED** is indicated by a dashed line at the bottom center.