



**2 Stokes Court, Ponthir, Newport. NP18 1RY**  
**£499,950**  
**Tenure Freehold**

- **STUNNING DETACHED FAMILY HOME**
- **4 BEDROOMS**
- **KITCHEN/DINING/FAMILY ROOM**
- **SITTING ROOM/STUDY**
- **REFITTED FAMILY BATHROOM & EN-SUITE**
- **DETACHED GARAGE & EXTENSIVE PARKING**
- **EASILY MAINTAINED GARDENS**
- **SOUGHT AFTER LOCATION**



**\*STUNNING, 4 BEDROOM, DETACHED FAMILY HOME IN HIGHLY SOUGHT AFTER LOCATION WITH OPEN PLAN KITCHEN/DINING/FAMILY ROOM WITH BI-FOLDING DOORS, LOUNGE, SITTING ROOM, REFITTED BATHROOM, EN-SUITE, DETACHED GARAGE WITH EXTENSIVE PARKING\***

Situated between Caerleon & Cwmbran this exceptionally well presented detached family home occupies a generous corner plot having easily maintained gardens to the front & rear and benefits from a detached garage along with extensive parking.

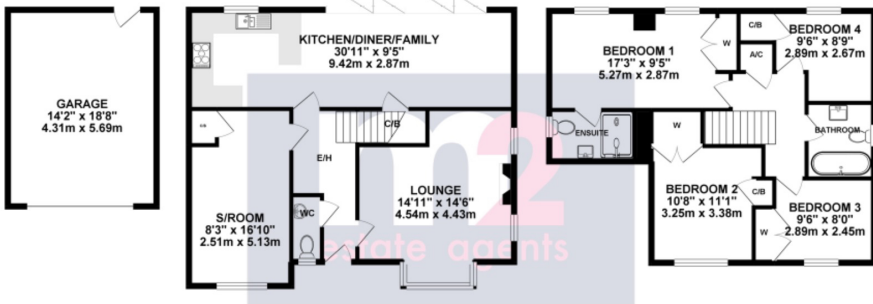
The property has been updated by its present owners to an exceptional standard which includes a superb modern kitchen/dining/family room with bi folding doors opening to the rear garden, further accommodation includes: An entrance hall with stairs to the first floor and cloakroom/wc. The lounge benefits from a bay window with window seat having storage beneath and feature fire place. A garage conversion provides a good size study or sitting room again with outlook to the front. To the first floor: A landing leads to 4 generous bedrooms all having built in wardrobes or storage. The master bedroom benefits from a contemporary en-suite shower room with modern bathroom serving the remaining bedrooms. Outside: The property occupies a corner plot. To the front a garden laid to lawn with beds laid with stone. A double brick paved driveway leads to the detached garage, canopy porch and side access. To the rear: A decked seating area leads onto a level garden partly laid to lawn remainder laid with stone, a secondary decked seating area extends to the side and rear of the garage with numerous power sockets located around the garden, all enclosed by walling and fencing.

Services:  
Council Tax Band:

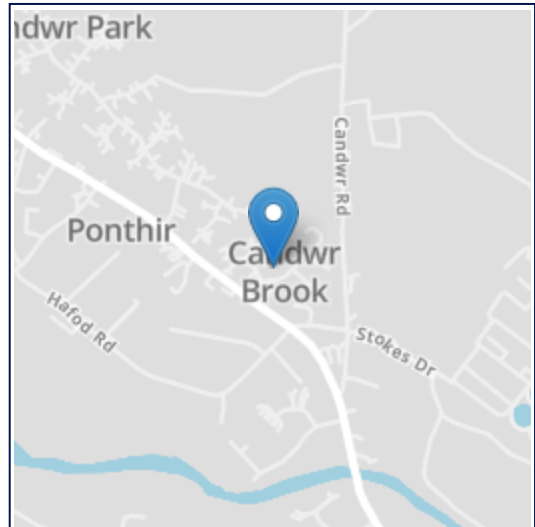


GROUND FLOOR 1042.13 sq. ft.  
(96.82 sq. m.)

1ST FLOOR 646.75 sq. ft.  
(60.08 sq. m.)



TOTAL FLOOR AREA: 1688.87 sq. ft. (156.90 sq. m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

All room sizes are approximate. Electrical installations, plumbing, central heating and drainage installations are noted on the basis of a visual inspection only. They have not been tested and no warranty of condition or fitness for purpose is implied in their inclusion. Potential purchasers are warned that they must make their own enquiries as to the condition of the appliances, installations or any element of the structure or fabric of the property.

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