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**Tavern House Blacksmiths Way, Coedkernew Newport**

**£475,000**

 **peter  
alan**

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# About the property

Situated at the end of a quiet cul-de-sac on the outskirts of Newport, this extended and detached cottage offers a rare combination of space, flexibility, and convenience. Currently configured as two separate living areas, the property is ideally suited for multi-generational living or for generating additional rental income.

The main cottage comprises, on the ground floor, an entrance porch and hallway, a spacious lounge, a separate sitting room, a dining room, a modern fitted kitchen, and a recently refurbished wet room with WC. The first floor offers a family bathroom and three generous double bedrooms, one of which includes an adjoining dressing room that could also serve as an additional bedroom.

Adjoining the main residence is a modern annexe with its own private entrance. This self-contained space features a large open-plan lounge and dining area, as well as a well-equipped kitchen/diner on the ground floor. The first floor includes two double bedrooms and a bathroom, providing a comfortable and independent living arrangement.

Outside, the front of the property includes a walled and fenced garden with parking for two vehicles. To the rear, electric double gates open onto a driveway offering further parking and access to a garage. The rear garden is thoughtfully landscaped with a mix of paved and gravelled areas, along with steps leading to a well-maintained lawn.

The property enjoys a central location with excellent access to the M4!

# Accommodation

## Summary

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Adjoining the main residence is a modern annexe with its own private entrance. This self-contained space features a large open-plan lounge and dining area, as well as a well-equipped kitchen/diner on the ground floor. The first floor includes two double bedrooms and a bathroom, providing a comfortable and independent living arrangement.

Both properties benefit from gas central heating and double glazing throughout, ensuring year-round comfort and efficiency.

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The property enjoys a central location with excellent access to the M4, making commuting to Cardiff and central Newport straightforward and convenient.

## Main House Accommodation

### Ground Floor - Entrance Hall

Entered via a double glazed front door. Double glazed window to the side. Wood laminate flooring. Radiator. Stairs to the first floor.

### Lounge

14' 10" x 14' 8" ( 4.52m x 4.47m )  
Double glazed window to the front. Wood laminate flooring. Tall, dark wood fire surround with a tiled hearth housing cast iron grate. Wood panelling to two walls. Radiator. high level picture rail.

### Sitting Room

15' 1" x 13' ( 4.60m x 3.96m )  
Double glazed window to the front. Wood laminate flooring. Tiled fire surround and hearth. Radiator. Fitted shelving to recesses. Built-in storage cupboard. Door to:-



### Dining Room

11' 2" x 10' ( 3.40m x 3.05m )  
A well lit room with a double glazed window to the side and a double glazed Velux skylight window. Wood laminate flooring. Wall mounted convector heater.

### Kitchen

10' 4" x 9' 1" ( 3.15m x 2.77m )  
Fitted with a range of 'beech' fronted wall and base units incorporating contrasting dark work surfaces with tiled splash areas and an inset stainless steel sink and drainer with mixer tap. Built-under oven with a four burner gas hob and a stainless steel canopy style extractor over. Tiled floor. Double glazed window to the side garden. Door to:-

### Lobby

Tiled floor. Double glazed window and double glazed door to the rear garden. Plumbing for a washing machine. Door to:-

### Wet Room / Wc

A tiled wet room with a suite comprising a close coupled wc, a pedestal wash hand basin, and a shower area with a 'rainfall' shower. Heated towel rail. Radiator.



Ventilation extractor. Wall mounted combination central heating boiler. Double glazed window.

### First Floor - Landing

Doors to bedrooms and bathroom.

### Bedroom One

17' max x 14' 10" ( 5.18m max x 4.52m )  
Double glazed windows to the front and rear aspects. Radiator. Built-in storage cupboard. Loft access. Exposed and varnished floorboards.

### Bedroom Two

12' 10" x 11' 1" ( 3.91m x 3.38m )  
Double glazed window to the front. Built-in storage cupboard. Wood laminate flooring. Radiator.

### Bedroom Three

13' max x 9' 8" ( 3.96m max x 2.95m )  
Double glazed window to the side. Radiator. Wood laminate flooring. Loft access. Door to:-





## Dressing Room

11' 8" x 10' 4" ( 3.56m x 3.15m )  
Double glazed window to the rear aspect. Radiator.  
Wood laminate flooring. Wood panelling to walls.

## Bathroom

A tiled bathroom with a modern white suite comprising a panelled bath, a pedestal wash hand basin, and a close coupled wc. Radiator. Ventilation extractor. Storage cupboard. Double glazed Velux skylight window.

## Annex Accommodation

### Lounge / Dining Room

21' max x 15' 5" ( 6.40m max x 4.70m )  
A very spacious reception room with double glazed windows to both the front and rear aspects. Wood laminate flooring. Staircase with a storage cupboard beneath. Two radiators. Double glazed door to the garden. Door to:-

## Kitchen

Irregular Shaped Room 15' 8" max x 13' max ( 4.78m max x 3.96m )



Fitted with a range of 'beech' fronted wall and base units incorporating contrasting dark work surfaces with tiled splash areas and an inset 'one and a half bowl' stainless steel sink and drainer with mixer tap. Plumbing for a washing machine. Wood laminate flooring. Wall mounted central heating boiler. Radiator. Double glazed windows to the front and rear.

## First Floor - Landing

Loft access. Wood laminate flooring.

## Bedroom One

15' 7" x 12' 10" max ( 4.75m x 3.91m max )  
A large double bedroom with a double glazed skylight window and a double glazed door to the side giving access to an external staircase. Wood laminate flooring. Radiator. Loft access.

## Bedroom Two

16' 6" max x 9' 9" max ( 5.03m max x 2.97m max )  
Another double size bedroom, with a double glazed rear facing window. Radiator. Wood laminate flooring. Built-in storage cupboard.



## Bathroom

A white suite comprises a panelled bath with a thermostatic shower over, a pedestal wash hand basin, and a close coupled wc. Radiator. Tiled splash areas. Double glazed skylight window.

## Gardens

To the front there is a brick paved area for parking two vehicles off road. From here a gravelled area leads to the walled and fenced front garden which is planted with mature shrubs.  
To the side of the annex electric double gates lead to the shared driveway. From the driveway there is another area to park two further vehicles in front of the garage. The walled rear garden has been gravelled and paved for ease of maintenance and steps lead to another garden which is laid to lawn.

## Garage

A detached garage with an 'up and over' door. Power and light.



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