



Ivy Lodge, Greenhill Road Griffithstown Pontypool NP4 5BE
£365,000 Freehold

pa black



Ivy Lodge, Greenhill Road

An exceptionally well presented detached family residence of character, situated in generous grounds and fronted by a high stone wall. The property is approached from the road via tall pillars with wrought iron gates that lead to a large, paved parking area which can accommodate numerous vehicles.

As previously mentioned, the property retains a much of its character and some of the original features. The spacious and versatile accommodation on the ground floor briefly comprises an entrance hallway with a staircase rising to the first floor, cloakroom/wc, a large lounge with fireplace, a sitting room, separate dining room, a kitchen fitted with modern units, a downstairs shower room/wc, utility room and a games room/studio. This latter part of the house does have the potential to be converted to additional living space such as a 'granny flat' with its own entrance. To the first floor there are five bedrooms (four of which are double bedrooms), a Bathroom and a separate wc. Other features include double glazing (many are 'tilt and turn' windows) and gas central heating.

The grounds are very generous and the gardens are laid mainly to lawn and extend around the house where there is a kitchen garden area for planting vegetables. The garden has been planted with a wide range of both mature shrubs and trees.

Location

Ivy Lodge is situated within easy commuting distance of Cwmbran, Newport, Cardiff and Bristol with the M4 motorway at Junction 26.

Both Cardiff International Airport and Bristol International Airport are approximately a 60 minute drive away (depending on traffic conditions). Both Cwmbran and Newport offer an excellent range of shopping facilities, schools at all levels and recreational amenities

Ground Floor Accommodation

Entrance Hallway

Entered from the driveway via a panelled and double glazed front door. Staircase with walk-in storage cupboard beneath. Two separate radiators. Pine dado rail. High level picture rail and original plaster coving to the ceiling. Panelled glazed double doors to the rear porch which gives access to the rear garden.

Cloakroom/wc

The cloakroom has been tiled to half height and has a white suite comprising a close coupled wc and a pedestal wash hand basin. Double glazed window to the front.

Lounge

16' 5" x 13' 7" max. (5.00m x 4.14m max.)

A very light and airy reception room of good proportion, with two double glazed windows overlooking the rear gardens. Original tall fire surround with an inset mirror and a marble hearth with an open fireplace. Two separate radiators. High level picture rail and original plaster coving to the ceiling.





Sitting Room

13' 6" into recess x 11' 10" (4.11m into recess x 3.61m)

The winter 'snug', with a double glazed window to the front. White Adams style fire surround with a tiled hearth and an open fireplace. Fitted cupboards and display shelving to the alcoves. Radiator. Picture rail. Coving to the ceiling.

Dining Room

15' 6" x 14' 2" max. (4.72m x 4.32m max.)

Two double glazed windows overlook the garden. Tall fire surround with a marble hearth. Two separate radiators. Dado rail. Plaster coving to the ceiling. Arch to:-

Kitchen

13' 1" x 11' 5" (3.99m x 3.48m)

Fitted with a range of 'Beech' fronted wall and base units incorporating work surfaces and a breakfast bar with tiled splash areas. Inset sink and drainer with mixer taps. Four burner gas hob and a built-in double oven. Radiator. Double glazed window to the front driveway. Door to:-



Lobby

Window to the front. Doorway to the large walk-in storeroom (12' x 4') with shelving and double glazed window. Doors to shower room and the utility room.

Shower Room/wc

A white suite comprises a close coupled wc, a pedestal wash hand basin and a tiled shower enclosure. Tiled splash areas. Ventilation extractor.

Utility Room

12' x 9' 11" (3.66m x 3.02m)

A very useful utility/laundry room which has been tiled to half height and has a door to the side. Belfast sink on one wall. Radiator. Velux double glazed skylight window. Door to:-

Studio / Games Room

17' 3" x 15' 4" (5.26m x 4.67m)

Another very useful and versatile room which could be used as an office. studio, hobby room, games room or even another reception room. Double glazed window. Velux double glazed skylight window. Radiator. Door to a covered porch area with further storage room.



First Floor Accommodation

Landing

The Landing has a picture rail, coving to the ceiling and access to the loft space. Inner landing area with built-in airing cupboard and doors to the bathroom and bedroom five.

Bedroom One

17' 5" x 12' 8" into recess (5.31m x 3.86m into recess)

A dual aspect bedroom with double glazed windows to both the side and rear elevations. Built-in louvre door wardrobes. Radiator. Picture rail. Coving to the ceiling.

Bedroom Two

14' 1" x 13' 3" (4.29m x 4.04m)

Another very generous double bedroom, with a double glazed window to the front aspect. Radiator. Coving to the ceiling.



Bedroom Three
15' 8" x 11' (4.78m x 3.35m)

A window overlooks the garden to the rear. Radiator. Vanity unit with an inset sink. Coving to the ceiling.

Bedroom Four
12' 8" x 12' (3.86m x 3.66m)

Double glazed window to the rear. Radiator. Vanity unit with an inset sink. Coving to the ceiling.

Bedroom Five
14' 9" x 8' max. (4.50m x 2.44m max.)

Double glazed window to the front. Fitted double door wardrobes. Radiator. Coving to the ceiling.

Bathroom

A modern white suite comprises a panelled bath with a Triton shower and shower screen, a pedestal wash hand basin and a close coupled wc. Ceramic tiled splash areas. Radiator. Coving to the ceiling. Double glazed window.

Separate Wc
Close coupled wc. Double glazed window.



Gardens

The property is approached from the road through two large white pillars with wrought iron gates which lead to a brick paved parking area to the front of the house. This is a very substantial parking area which can easily accommodate numerous vehicles.

The front garden has stone wall and fenced boundaries and has been planted with a wide variety of shrubs and mature trees. Further double gates allow access to another parking/storage area to the side of the house.

The large rear garden is mainly laid to lawn and again has stone wall and fenced boundaries. the garden is level and extends to the other side of the house where there is a kitchen garden area for planting vegetables. The garden has both mature shrubs and trees.









This floorplan is a purely representative illustration of the layout and should not be used as an exact scale.
Plan produced using PlanUp.

6 North Walk, CWMBRAN, Gwent, NP44 1PR

EPC Rating: D

Property Ref:CWM300875 - 0005



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