

THE GUILD
PROPERTY
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2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



Ty Eglwys Church Lane, Coedkernew, Newport. NP10 8TU



£985,000

Main Features

- Four Bedroom
- Detached
- Converted Church
- Full of Character
- Family sized grounds
- Gated entrance
- Original features
- Arched doorways
- Council Tax G
- EPC Rating To be confirmed

General Information

Peter Morgan Property Group are delighted to bring to market this rare 4 bedroom detached converted church. Positioned in the middle of a no-through road with gated entrance, positioned in this popular parish between Cardiff and Newport, in close proximity to the A48 and J28 of the M4, with ease of access to all local amenities.

Externally this property offers family sized gardens, including hot tub with decking, pond and water features.

Internally this property offers a rare chance to own a beautiful converted church that is still full of character, with kitchen, lounge, dining room and down stairs W.C.

First floor offers 4 bedrooms and family bathroom.

Entrance

Entrance via electric gates, parking, access to generous size storage shed

GROUND FLOOR

Kitchen

Fitted shaker style kitchen with a range of wall and floor storage cupboards with contrasting butcher block worktops, range cooker, tiled flooring, ceramic sink with drainer, church windows, space for dining table.

Dining Room

Church windows, family size dining area with high ceilings, tiled floor, built in bar, hanging light fitting

Lounge

Church windows, family sized lounge with high ceilings, hanging light fitting, fire pit with chimney

W.C.

W.C, wash hand basin, tiled flooring

FIRST FLOOR

Bedroom One

Velux window, wooden beams to ceiling, fitted carpet, radiators.

En Suite

Wooden beams to ceiling, W.C, wash hand basin, shower over bath, wall mounted glass shower screen

Bedroom Two

Velux windows, wood beams to ceiling, wooden flooring, hanging light fitting

Bedroom Three

Velux window, wooden beams to ceiling, fitted carpet, access to storage, radiator

Bedroom Four

Velux window, fitted carpet, wooden beam to ceiling

Bathroom

Fitted family bathroom with W.C, wash hand basin, bath and additional walk in shower cubicle, wood flooring, wooden beams to ceiling

Front & Side Gardens

Family size enclosed private front garden with patio leading to area of lawn, wooden canopy under a tiled roof with swim spa, additional canopy with hot tub.

Viewings

Strictly By Appointment Only

Utilities

Mains electricity, mains water, mains gas, mains drainage (services not tested)


Current council tax banding G

Current heating type Combi

Tenure Freehold





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

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in the property. Price threshold LTT rate: The portion up to and including £180,000 0%. The portion over £180,000 up to and including £250,000 3.5%. The portion over £250,000 up to and including £400,000 5%. The portion over £400,000 up to and including £750,000 7.5%. The portion over £750,000 up to and including £1,500,000 10%. The portion over £1,500,000 12%. Proceeds of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS(National crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These Particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars from part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

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