

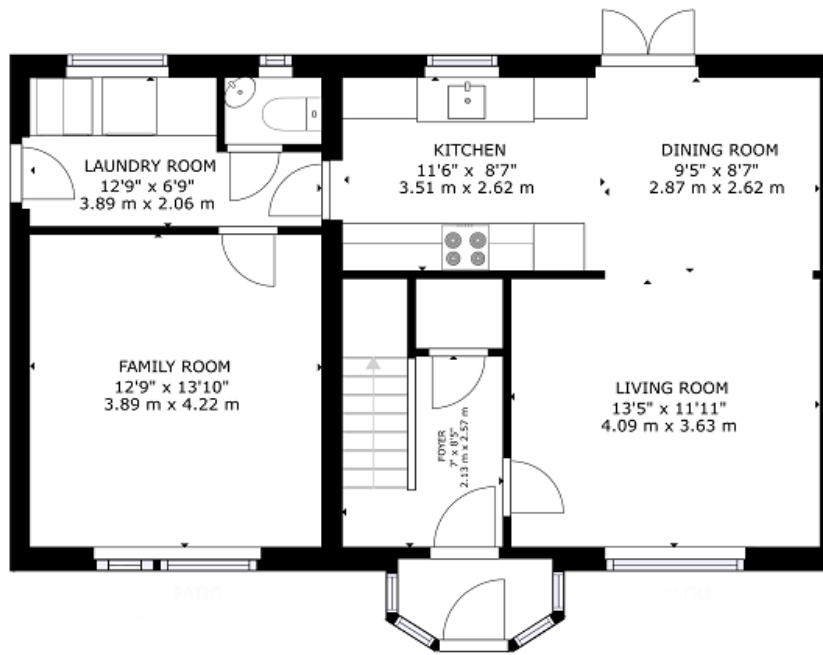
Key Features

Open Plan Front Garden | Private Driveway | Side Entrance | Utility Room | Work From home Space
downstairs W/C | Fitted Kitchen | Master Bedroom Ensuite | Summer House

Welcome to your dream home in the heart of Newport! This beautiful semi-detached family home is a true gem, nestled in a highly sought-after area. From the moment you step foot inside, you'll be captivated by the charm and elegance that radiates from every corner. Ideally located within the catchment area of highly regarded schools, and with the convenience of having everything you need right at your doorstep - from local amenities to a nearby retail park, you'll never be far from all the essentials. Plus, with excellent transport links and direct access to the M4, your daily commute will be a breeze. Arriving home you are greeted with a wonderfully landscaped open plan front garden where there is ample street parking for visitors as well as your own private driveway. There is an additional enclosed side entrance here, with a porch & direct access to the kitchen making it easy for you to come & go as you please. The reception room and dining area in this open-plan space are perfect for relaxing or entertaining guests as well as enjoying meals & movie night with your family. Step in to the well-equipped contemporary fitted kitchen, where daily tasks are a delight, where you will have access in the adjoining room for your utilities with additional work space & storage allowing your daily chores to be managed with ease. Next door discover a stylish and modern salon suite, ideal as a work from home space with downstairs WC, or easily converted to a home office, nursery or sitting room. Make your way upstairs where there are four bedrooms, each generously sized and filled with natural light, offering a cosy retreat for every family member. The family bathroom on the first floor provides a tranquil space with contemporary fixtures and fittings & the master bedroom provides extra comfort and privacy with a well equipped ensuite. Venture to the rear of the property & embrace the joys of outdoor living in the secluded back garden, equipped with a summer home & sitting area, ideal for children to engage in play, entertaining guests or just to simply relax & unwind after a busy day.







FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1: 718 sq ft, 66.69 m², FLOOR 2: 718 sq ft, 66.69 m²
 EXCLUDED AREAS: COVERED PORCH: 22 sq ft, 2.04 m², PATIO: 109 sq ft, 10.14 m²
 TOTAL: 1436 sq ft, 133.38 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			78
(55-68) D	64		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

