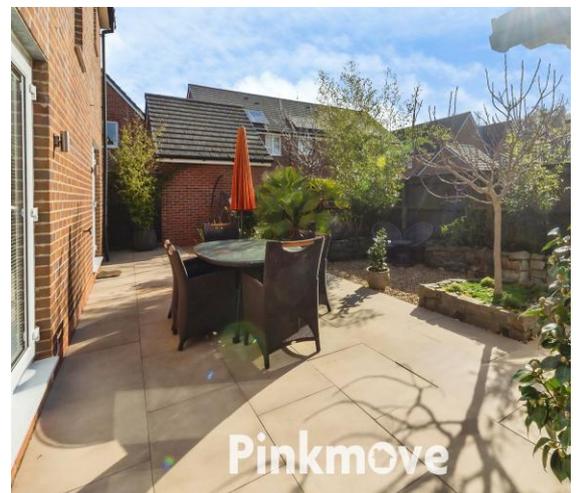




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## Spencer Way £350,000

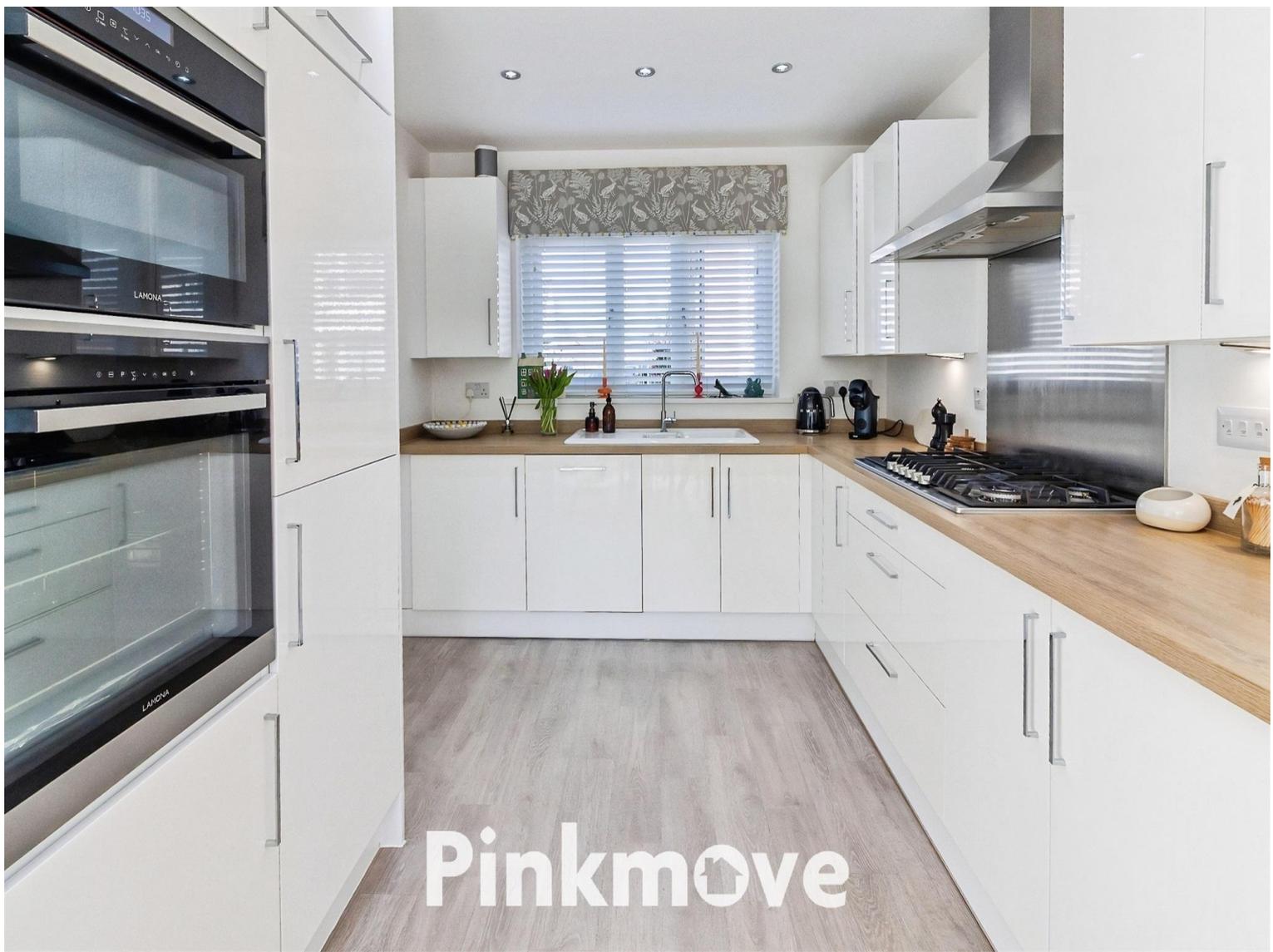
- Three Bedrooms
- Family Bathroom and En-Suite to Master Bedroom
- Two Car Driveway
- Enclosed Rear Garden with Garden Office
- Modern Kitchen/Diner
- Bright Reception Room
- Close to Shops, Schools and Local Amenities
- Excellent Transport Links
- EPC Rating: B



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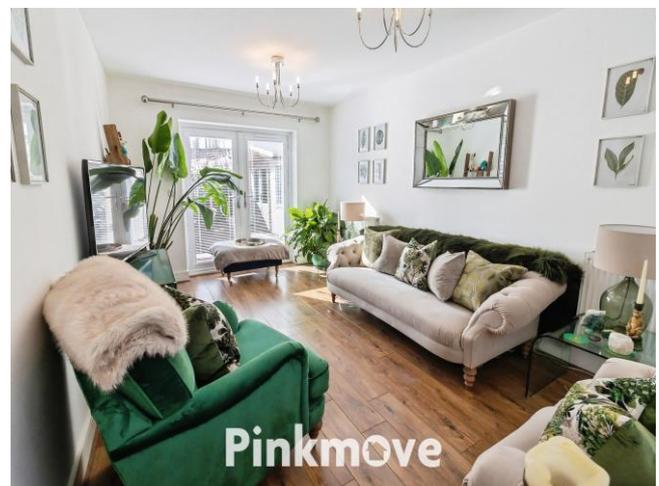
## About the property

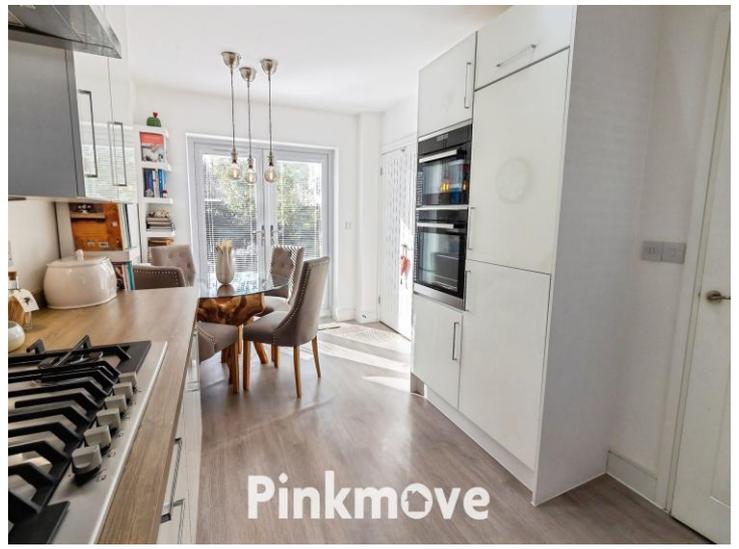
This beautifully presented three-bedroom detached house on Spencer Way, Newport, offers bright, modern living in a highly convenient location. The ground floor opens with a spacious reception room stretching the full length of the right-hand side, filling the space with natural light and providing an ideal setting for both relaxation and entertaining. To the left, a contemporary kitchen and dining area offers generous workspace and a welcoming spot for family meals, while a practical downstairs WC completes this level.

Upstairs, the property provides three well-proportioned and versatile bedrooms. The master bedroom benefits from its own en suite shower room, while a stylish family bathroom serves the remaining rooms.

Outside, the home features a well-maintained, low-maintenance rear garden designed for easy enjoyment throughout the year. A standout addition is the garden office, offering a quiet and comfortable workspace or hobby room. To the side of the property, a two-car driveway provides convenient off-road parking.

Spencer Way is ideally positioned within easy reach of local shops, everyday amenities and well-regarded schools, making it an excellent choice for families. Transport links are also strong, with nearby bus routes and road connections providing straightforward access to Newport city centre, surrounding towns and the M4 corridor.





## Accommodation

### Kitchen/Diner

17' 2" x 9' ( 5.23m x 2.74m )

### Lounge

17' 1" x 10' 7" ( 5.21m x 3.23m )

### Downstairs Wc

5' 9" x 3' 7" ( 1.75m x 1.09m )

### Bedroom 1

10' x 9' 2" ( 3.05m x 2.79m )

### En-Suite

4' 6" x 9' 2" ( 1.37m x 2.79m )

### Bedroom 2

9' 11" x 10' 9" ( 3.02m x 3.28m )

Max Measurements

### Bedroom 3

6' 10" x 10' 6" ( 2.08m x 3.20m )

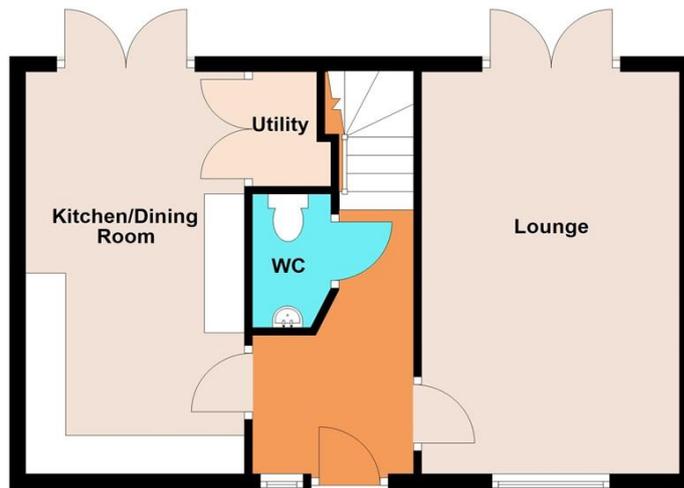
### Bathroom

6' 1" x 6' 11" ( 1.85m x 2.11m )

## Floorplan

### Ground Floor

Approx. 42.7 sq. metres (460.1 sq. feet)



### First Floor

Approx. 42.7 sq. metres (460.1 sq. feet)



Total area: approx. 85.5 sq. metres (920.2 sq. feet)

**9 Spencer Way**

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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