



## Heol Senni

Offers Over £380,000

- Beautifully Presented Four-Bedroom Detached Home
- Superb Open-Plan Kitchen/Dining/Living Area
- Detached Garage
- EV Charging Point
- Fitted Sonos Sound System
- EPC Rating: C



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01633 746088  
team@pinkmove.co.uk



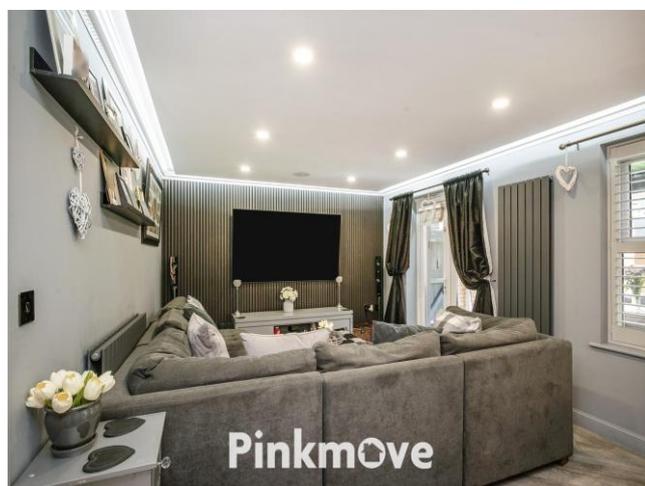
## About the property

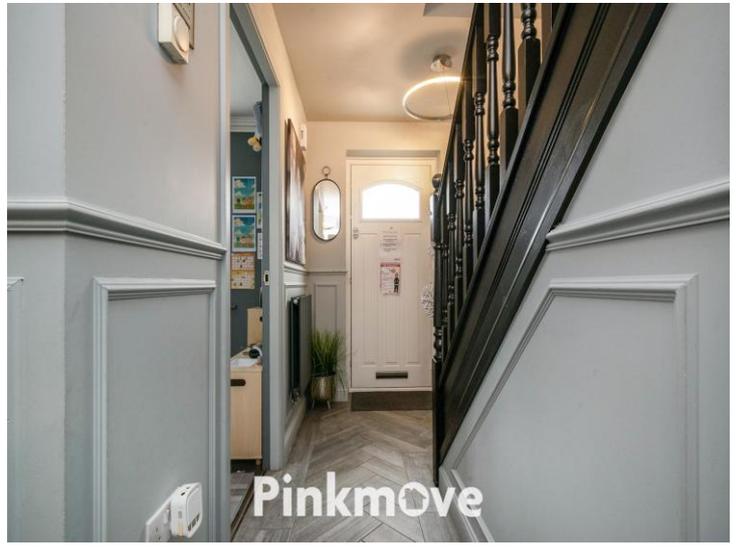
Situated within a quiet modern development in a highly convenient and sought after location is this beautifully presented four bedroom detached family home. The property is ideally positioned close to local amenities, well regarded schools, bus routes, and the Monmouthshire & Brecon Canal, while also offering easy access to Junctions 25A and 26 of the M4 and Newport City Centre-making it an excellent choice for commuters.

The well appointed accommodation comprises, on the ground floor: a welcoming entrance hallway, spacious living room, cloakroom, utility room, window shutters throughout and a superb contemporary open plan kitchen/dining/living space with a fitted Sonos sound system. The kitchen has been thoughtfully redesigned by removing the original internal wall to create a bright, generous, and versatile open plan area with direct access to the enclosed rear garden.

To the first floor are four bedrooms, including three doubles, with the master bedroom benefiting from a modern en suite shower room, along with a stylish family bathroom.

Outside, the property features a pathway to the front entrance, driveway and parking for two cars to the side, an electric car charging point, and a detached garage equipped with power and lighting. The rear garden offers a private, low maintenance space with composite decking and artificial lawn, backing onto peaceful woodland.



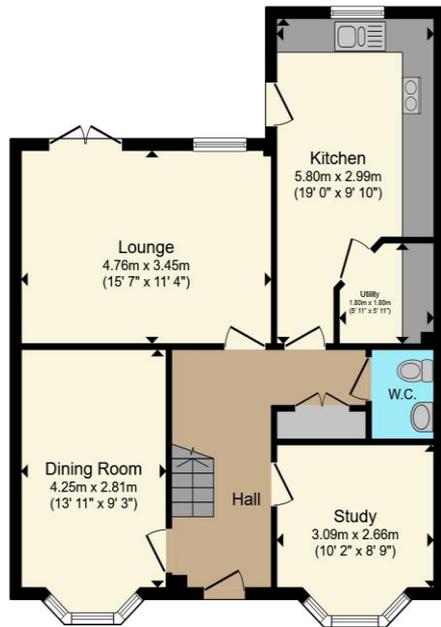


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## Floorplan



**Ground Floor**



**First Floor**

Total floor area 130.8 sq.m. (1,408 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.localagent.com](http://www.localagent.com)

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