



6 Greenvale, Newport, TF10 9JD

O.I.R.O £249,950

A modernised and beautifully presented three bedroom semi-detached in a convenient location. The current owners have updated the house in recent years to provide an excellent home with a modern kitchen, good off-road parking, secure rear garden and you have a house that is just ready to move into.

Hall

Grey wooden floored entrance hallway entered via a partially glazed UPVC door with central staircase leading to the first floor.

Lounge

Grey-carpeted spacious living room with double door access to the kitchen dining area, feature alcove with wooden shelving, two vast UPVC windows flood the room with natural light.

Kitchen Diner

Open plan L-shaped kitchen diner with ample storage space from wooden wall and base units and two further built in storage cupboards, BOSCH induction hob, sink and drainer set into black laminate work surfaces, integrated fridge freezer and plumbing for further appliances, large window overlooking the garden and French doors giving access to the conservatory.

Conservatory

Currently used as a utility space, with double doors to the garden.

Landing

Generous space providing access to all first floor living accommodation, loft access, airing cupboard.

Master Bedroom

Rear elevation double room with views over the back garden through a large UPVC window, built-in storage space, radiator.

Bedroom Two

Double bedroom with built-in storage/wardrobe space, two UPVC windows, radiator.

Bedroom Three

Front elevation single room, front facing UPVC window, radiator.

Bathroom

L-shaped bath with overhead mains shower, chrome wall-mounted towel rail, white metro-style tiled walls and grey tiled floor, rear facing obscured window, white low flush WC and sink vanity unit.

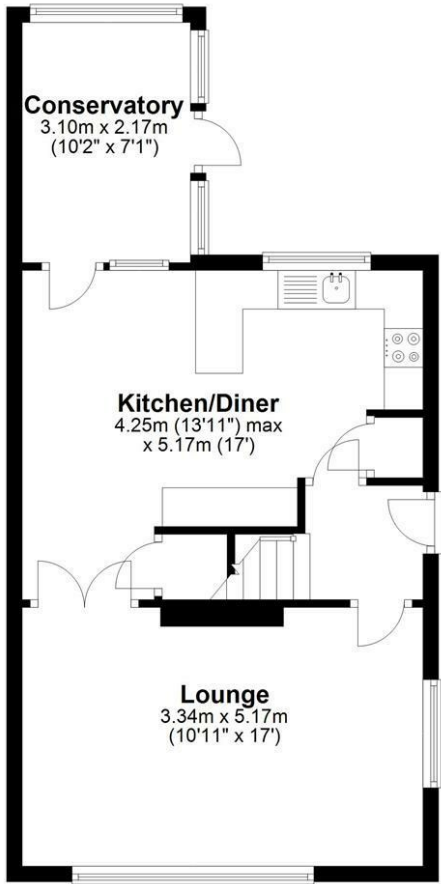
Agent Notes

It is also worthy of note, that the sockets were rewired in 2019 and the house was re-roofed in 2021.

Floor Plan

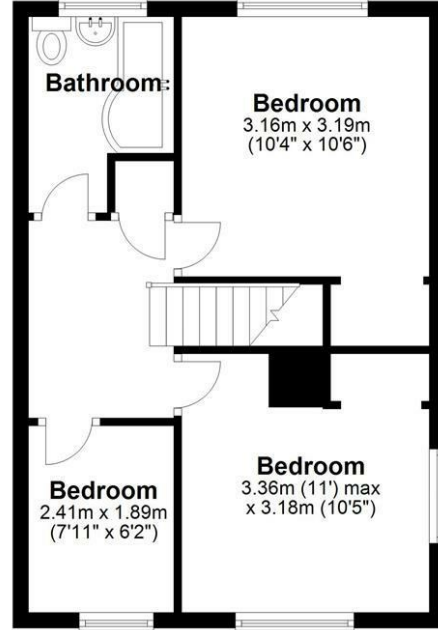
Ground Floor

Approx. 46.7 sq. metres (502.7 sq. feet)



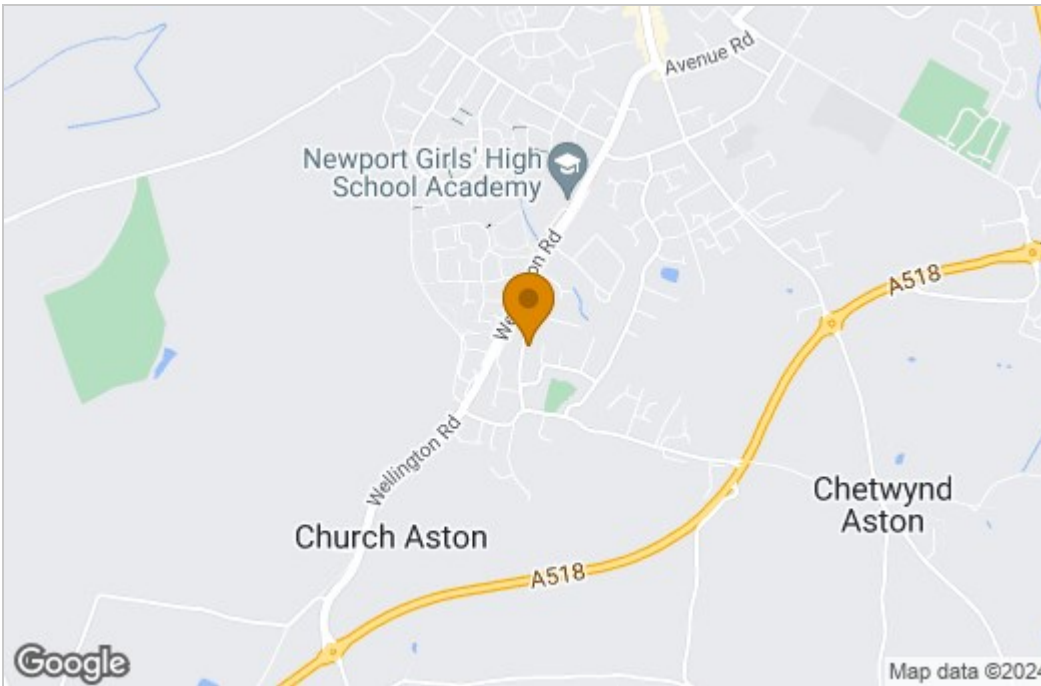
First Floor

Approx. 42.1 sq. metres (452.8 sq. feet)



Total area: approx. 88.8 sq. metres (955.5 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			86
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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