



**13 The Woodlands, Newport, TF10 9EN**

**Price £315,000**

Conveniently located this house has three generous bedrooms, two reception rooms, a modern kitchen, utility room and ground floor WC. Add to this a larger than average rear garden and off road parking really means it has it all. Situated in the popular village of Lilleshall too it is sure to be popular.

### **Entrance Porch**

with UPVC double entry doors and quarry tiled floor.

### **Hall**

at the centre of the house with a grey wooden floor.

### **Lounge**

a bright room with windows to the front and rear. There is matching grey wooden flooring, two radiators and fireplace with surround.

### **Dining Room**

with a window towards the front, matching grey flooring, feature fireplace and radiator.

### **Kitchen**

with range of modern white wall and base units and spaces for appliances, there is a radiator and the room looks over the rear garden.

### **Utility**

with plumbing for appliances, a radiator, fitted worksurfaces and wall cupboards for storage.

### **WC**

with toilet and radiator.

### **Stairs and Landing**

carpeted to the floor with airing cupboard.

### **Bedroom One**

a large room with carpet to the floor, radiator and built in storage.

### **Bedroom Two**

a further double with carpet to the floor, radiator and built in storage.

### **Bedroom Three**

with carpet to the floor, a radiator and built in storage.

### **Bathroom**

comprises of a white suite with storage cabinet. There is a shower over the bath.

# Floor Plan

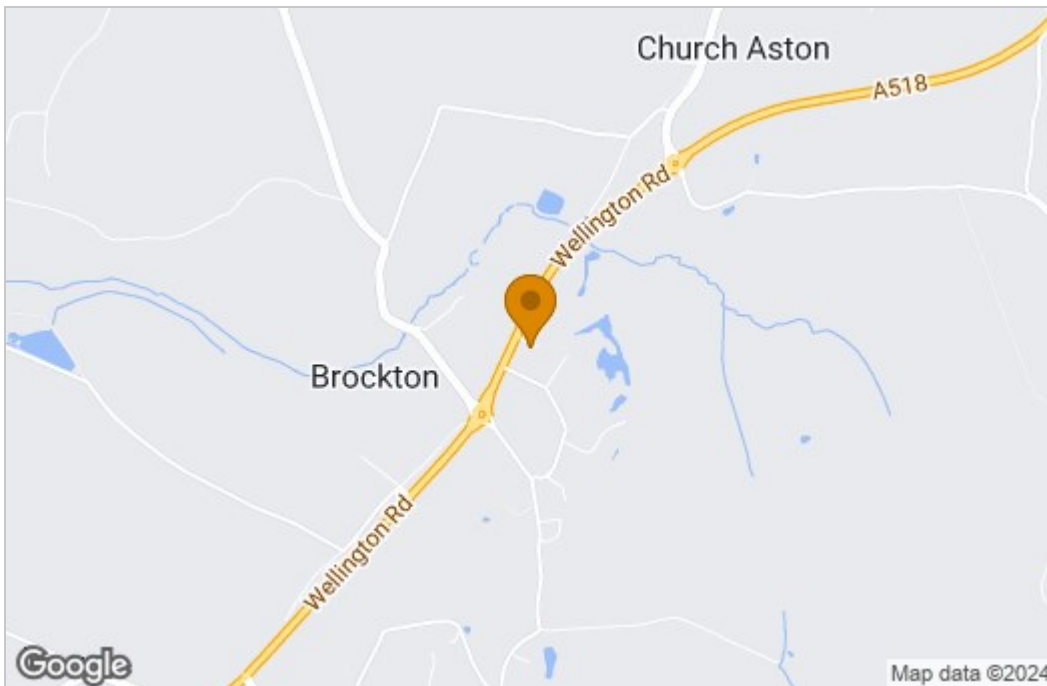
GROUND FLOOR

1ST FLOOR

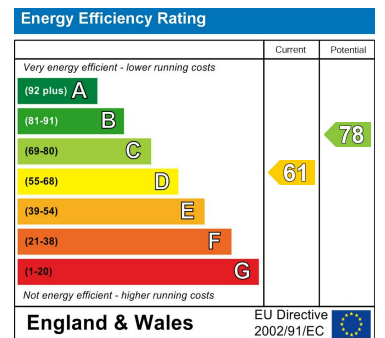


Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2023

# Area Map



# Energy Efficiency Graph



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