



### **3 The Malthouses, Newport, TF10 7JL** **Offers In The Region Of £229,000**

A stunning well presented three storey TOWN HOUSE, offering excellent family accommodation in a secluded location, just off Forton Road in Newport, within easy walking distance of the town and all its amenities. Enjoys THREE excellent bedrooms (one en-suite) family bathroom, spacious lounge/diner and fitted kitchen, LARGE GARAGE/UTILITY.

The property also benefits from a fitted alarm system, double glazing and gas central heating.

Outside the property has the benefit of an established garden area and visitor parking.

The property is located within a quiet cul-de-sac of just a handful of properties.

## **Hall**

Part glazed entrance door, opening to the Hall, with staircase leading to the first floor.

## **Guest Cloakroom**

Fitted with low flush WC and wash basin.

## **Kitchen**

Comprehensively fitted with matching floor and wall cabinets, complemented by extensive work surfaces, inset single drainer sink unit, fitted hob, oven and cooker hood, window to front., wall hung central heating boiler, integrated dishwasher, laminate floor.

## **Lounge Diner**

A superb and spacious living room / dining room, with two windows at the rear, such a fabulous living space.

## **Bedroom One**

Good sized double room, with sky light and window, range of fitted bedroom furniture.

## **En-suite**

Fitted with White suite of shower enclosure, low flush WC and wash basin.

## **Bedroom Two**

Another excellent double bedroom, with skylight and window, range of built in wardrobes and drawers.

## **Bedroom Three**

Excellent single bedroom, with skylight, and fitted furniture (wardrobes and drawers).

## **Bathroom**

Fitted with White suite of panel bath, low flush WC and wash basin, mixer shower and screen of bath, tiled splash areas.

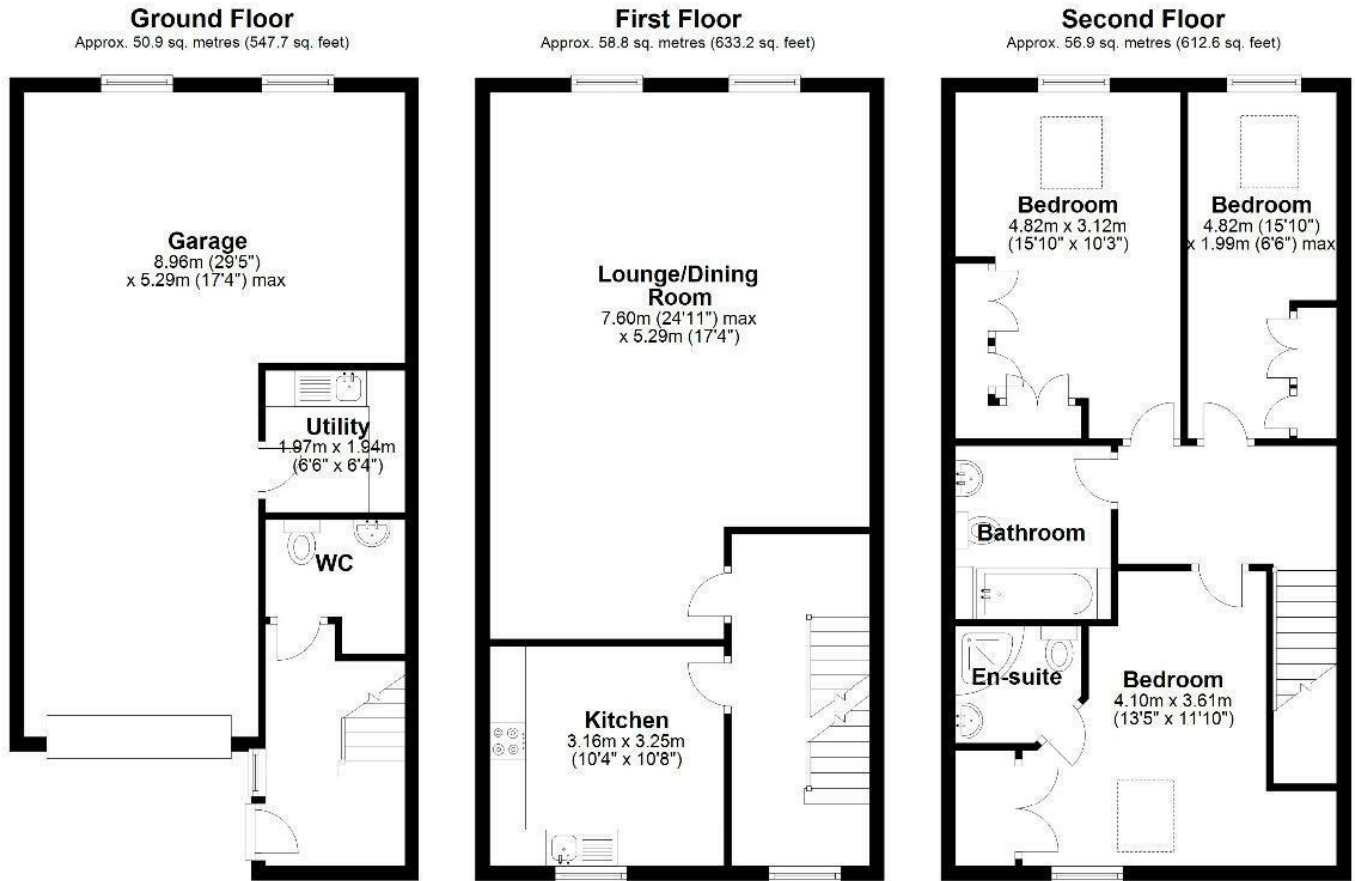
## **Garage/Utility**

Fabulous integral garage, with ample parking and storage, overhead door, electric light and power. Located within the garage this useful laundry area with sink unit and plumbing for washing machine etc.

## **Outside**

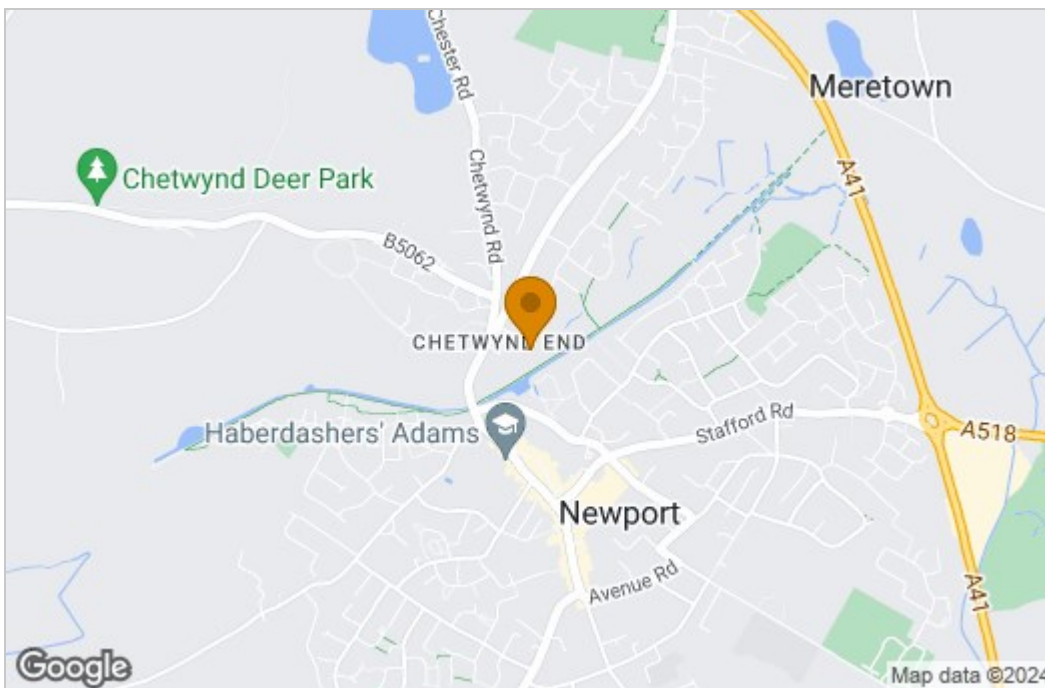
The property is approached over a shared access, there is one allocated parking space and access to the garage, communal garden and drying areas.

## Floor Plan

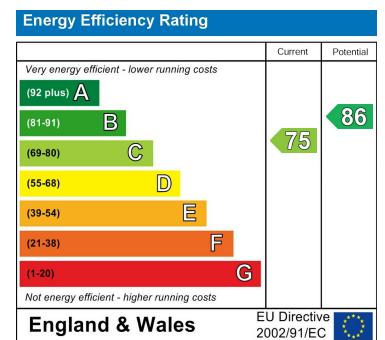


Total area: approx. 166.6 sq. metres (1793.5 sq. feet)

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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