



**3 The Malthouses, Newport, TF10 7JL**  
**Offers In The Region Of £219,000**

A hidden gem. With everything on your doorstep, this imposing town house offers spacious accommodation. The three bedrooms are complimented with a generous lounge diner, two bathrooms, utility room & large garage. It has a feeling of privacy and safety, a great 'lock & leave' home not to be missed

## **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.

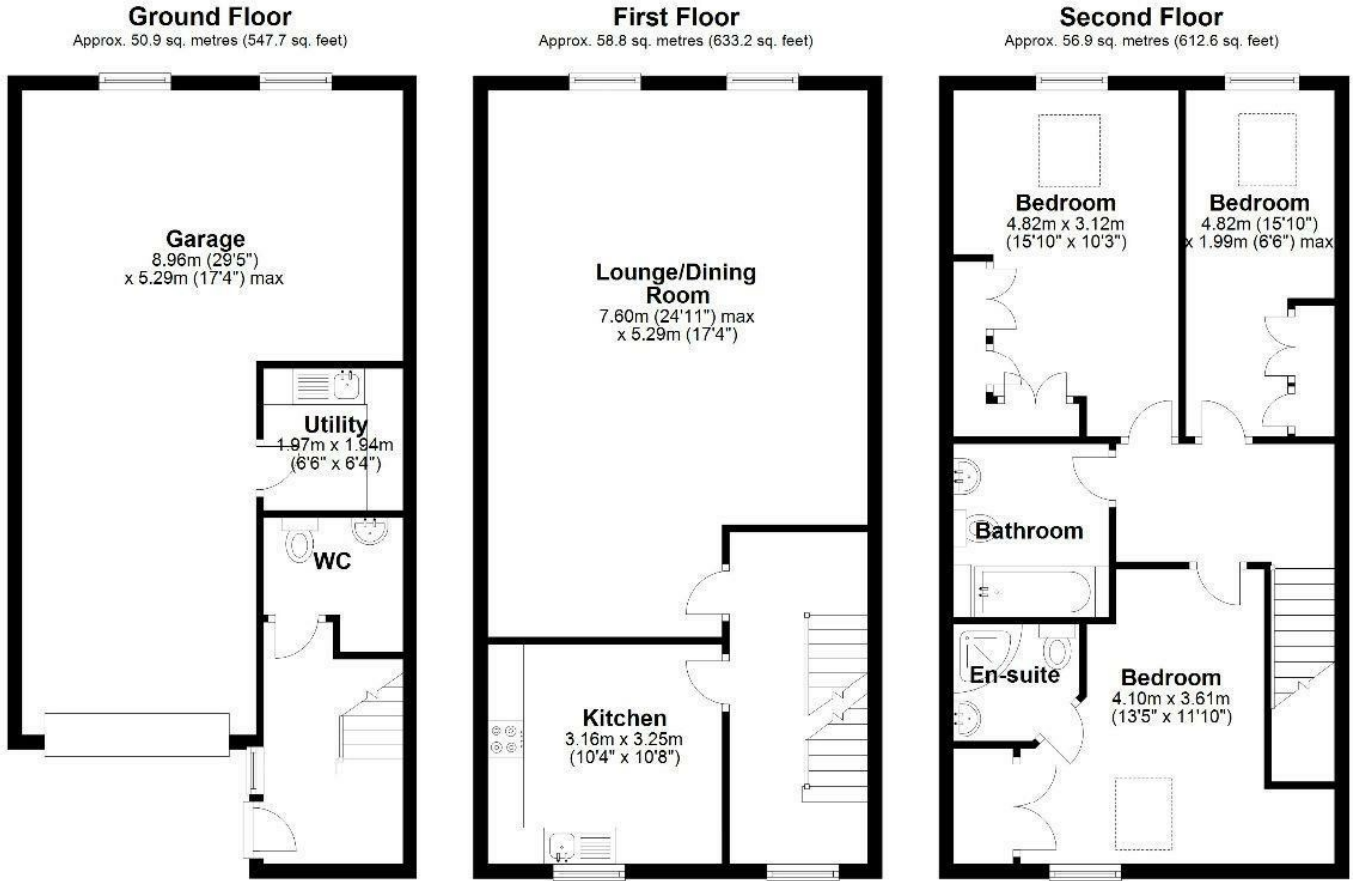
## **Outside**

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

## **Agents Notes**

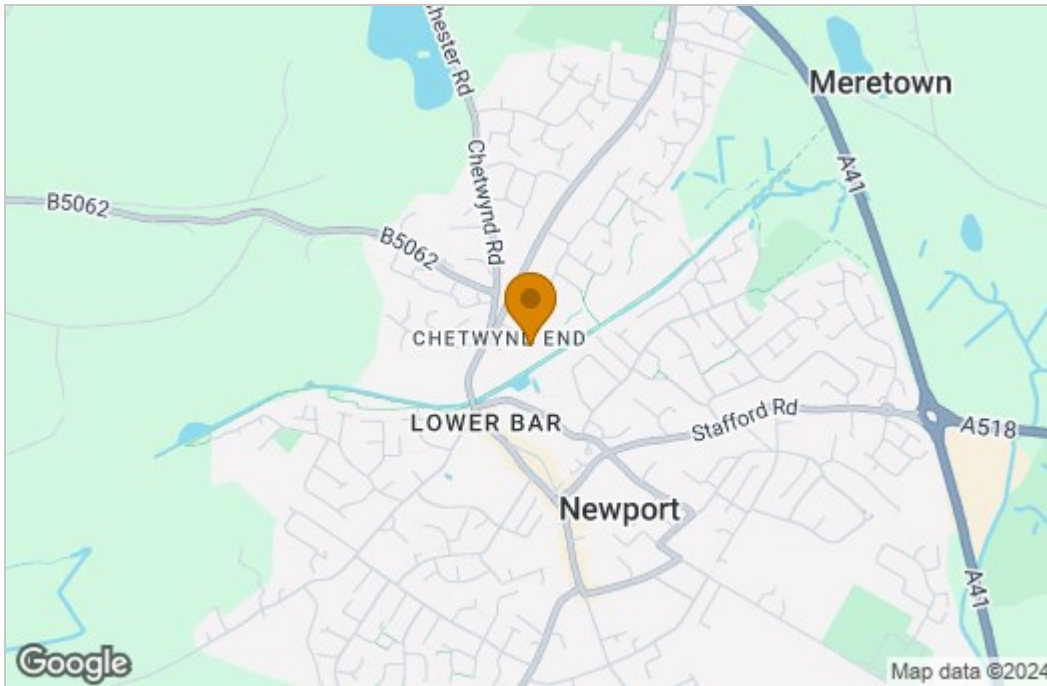
It is also worthy of consideration that the area currently forming the garage is so significant that there is a potential to create additional living space in this area to further compliment the house, while retaining space for the parking of one or two vehicles.

# Floor Plan

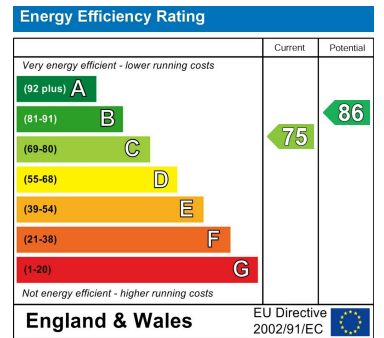


Total area: approx. 166.6 sq. metres (1793.5 sq. feet)

# Area Map



# Energy Efficiency Graph



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