



**40 St. Andrews Way, Newport, TF10 9JQ**

**Price £269,950**

This beautifully presented semi-detached property sits in the well sought after area of Church Aston; a stone's throw from Newport town centre. With a freshly decorated lounge diner, kitchen and three bedrooms, this property is waiting for its new owners to make it their home.

### **Hallway**

entering through a UPVC partially glazed front door with frosted viewing panel, wood laminate flooring and carpeted stairway leading to first floor accommodation, storage cupboard, radiator and central light fitting.

### **Lounge Diner 24'4" x 10'5" (7.44 x 3.18)**

a bright room with wood flooring continued from hallway, spacious dual aspect room with French doors giving access to enclosed rear garden, bay window providing lots of natural light, feature fireplace, two radiators and television point.

### **Kitchen 9'10" x 7'9" (3 x 2.37)**

featuring grey tiled flooring and freshly decorated walls, laminate fronted wall and base units arranged in a U-shape to maximise storage space, integrated appliances such as dishwasher, electric oven and Ignis induction hob, ceramic sink and drainer beneath rear facing window, recessed spotlights, pantry.

### **Utility 9'10" x 7'8" (3 x 2.35)**

generous space with units to match the kitchen, access to garden through white UPVC door, conservatory style roof with large window allowing lots of natural light, sink and drainer, plumbing for further appliances, internal doorway into garage.

### **Landing**

L-shaped area providing access to three bedrooms and bathroom, loft hatch, window and radiator.

### **Bedroom One 13'6" x 9'7" (4.13 x 2.93)**

front elevation large double bedroom, decorative wallpapered feature wall, UPVC window, radiator and central light.

### **Bedroom Two 10'6" x 9'7" (3.22 x 2.93)**

a further double bedroom with window overlooking the rear garden, radiator and central light.

### **Bedroom Three 8'6" x 6'4" (2.61 x 1.94)**

single bedroom featuring a cabin style bed with fitted overhead and standing storage cupboards, front facing UPVC window, radiator and central light.

### **Bathroom**

generous room with wood laminate flooring and tiled walls, fitted bath with overhead chrome shower and glass screen, chrome heated towel rail, white basin and low level flush WC, frosted window and recessed spotlights.

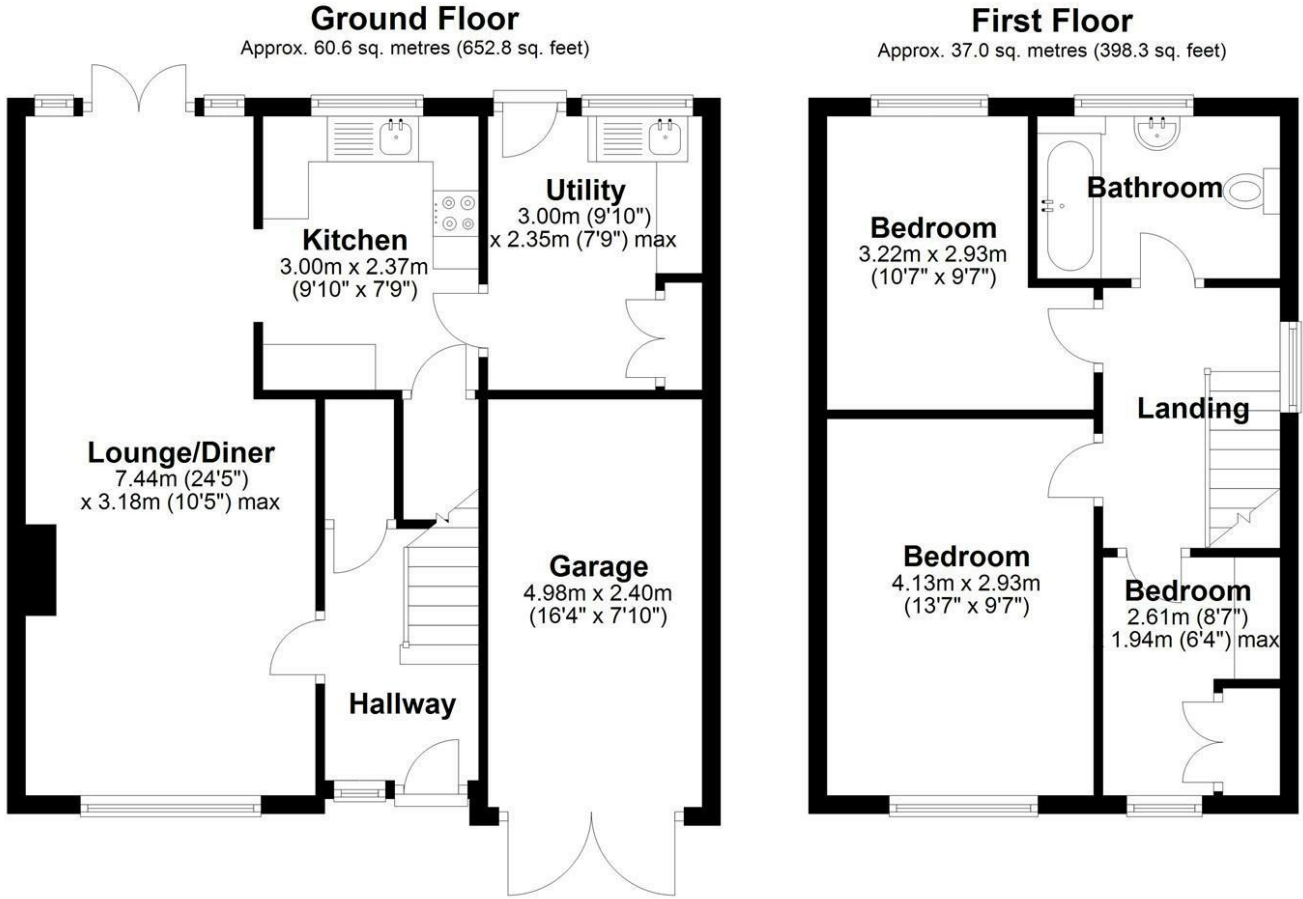
### **Outside**

an enclosed rear garden with a mix of patio and grassed areas that are not over-looked, established borders of shrubbery. A wooden shed sits at the bottom of the garden with electric supply and heater within. Driveway, paved parking space and gravel area. Adjoining GARAGE (4.98m x 2.40m) with

power supply, accessed from the front and internally.

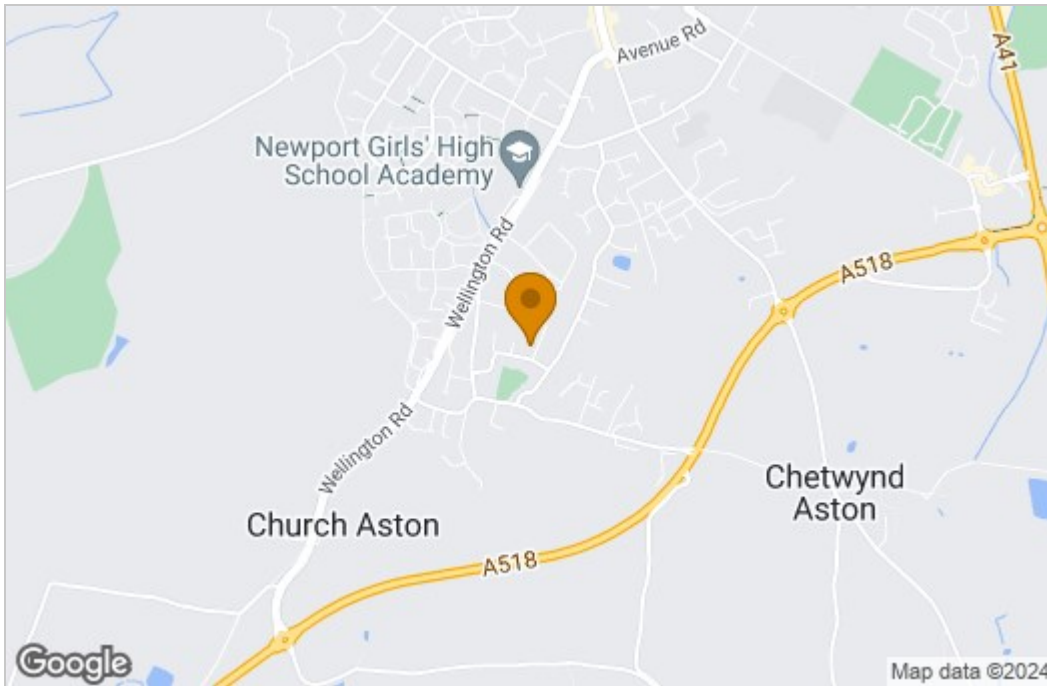


## Floor Plan

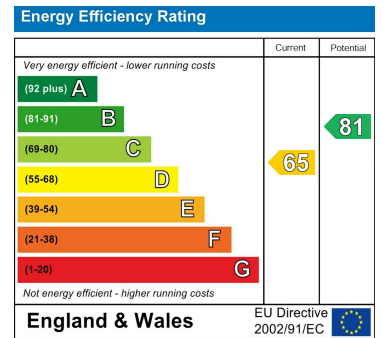


Total area: approx. 97.6 sq. metres (1051.1 sq. feet)

## Area Map



## Energy Efficiency Graph



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