



15 Yeomanry Way, Newport, TF10 7GZ
Offers In The Region Of £235,000

A truly beautiful home ready for a new family to make it their own. This three-bedroom property located on the edge of Newport town centre, boasts stylish decoration, spacious living accommodation and a stunning private rear garden. To really capture the warm and welcoming atmosphere of this home, a viewing is essential.

Hallway

Entering through a composite front door into a hallway leading to the downstairs WC and living room.

WC

Spacious ground floor WC with white low level flush toilet, white basin, radiator, central light fitting and extractor fan.

Living Room

Beautifully decorated front living room, with large UPVC double glazed window and open-plan layout allowing lots of natural light into the room. Featuring two ceiling light fittings, radiator and TV point.

Kitchen Diner

Stylish kitchen dining space, with plenty of modern wall and base units for storage, topped with wood effect worksurfaces. Including features such as an integrated sink drainer, gas hob and oven with overhead extractor hood, and plumbing for further appliances. The stairs rise to the first floor with an understairs storage cupboard.

Stairs and Landing

Carpeted staircase leading to the landing which provides access to all first floor living accommodation. Storage cupboard and loft hatch, leading to a fully boarded loft with electricity supply.

Master Bedroom

Front elevation large double bedroom, featuring fitted wardrobes, radiator, central light fitting and UPVC double-glazed window.

Bedroom Two

Further double bedroom with rear garden view through a UPVC double-glazed window, radiator and central light fitting.

Bedroom Three

Front elevation single bedroom, stylishly decorated and versatile in its use. Featuring a UPVC double-glazed window, radiator and central light fitting.

Bathroom

Good sized bathroom, comprising a fitted bath with overhead chrome shower and glass screen, tiled surrounding walls, white low-level flush WC and pedestal basin, frosted UPVC double-glazed window, central light fitting, extractor fan and white towel rail.

Outside

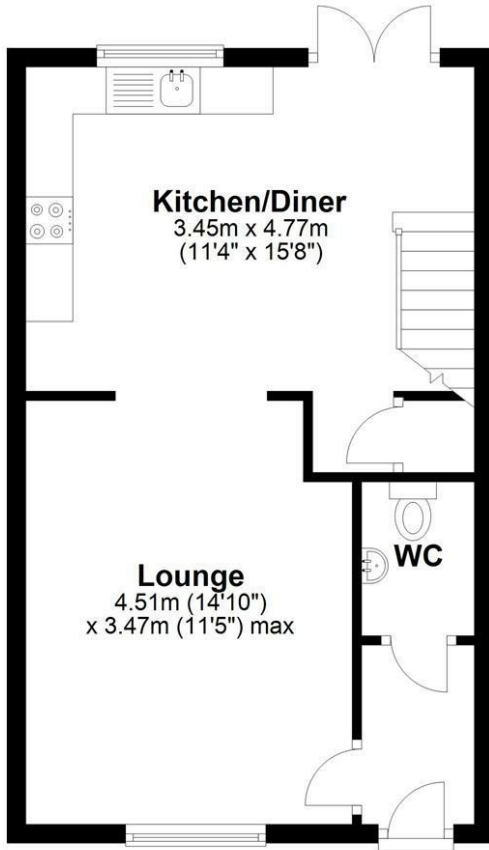
Stunning private rear garden, designed to make the most of the outdoor space by featuring areas of patio, chippings and lawn, edged with established borders of pretty foliage. Also including a pergola and shed with dual purpose as a greenhouse and storage space. Access to the front of the property via side gate. Good off-road parking, with a driveway

suitable for two cars. Pretty border of chippings and conifers to the front of the property, approached by a slabbed walkway.

Floor Plan

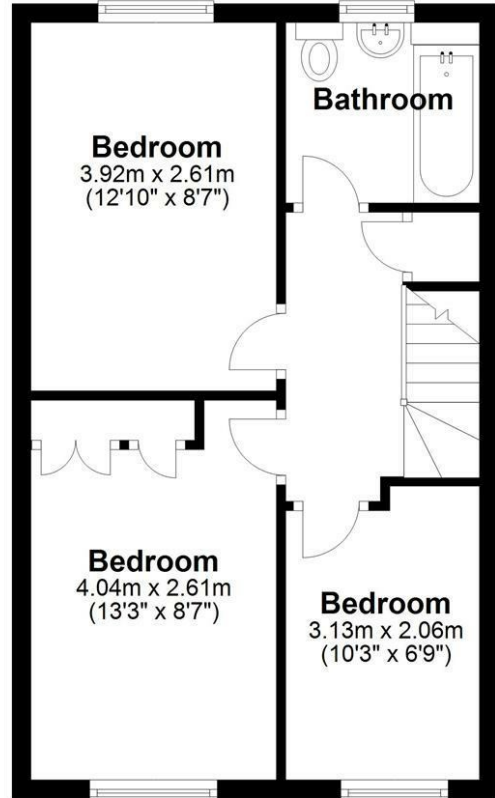
Ground Floor

Approx. 38.4 sq. metres (413.8 sq. feet)



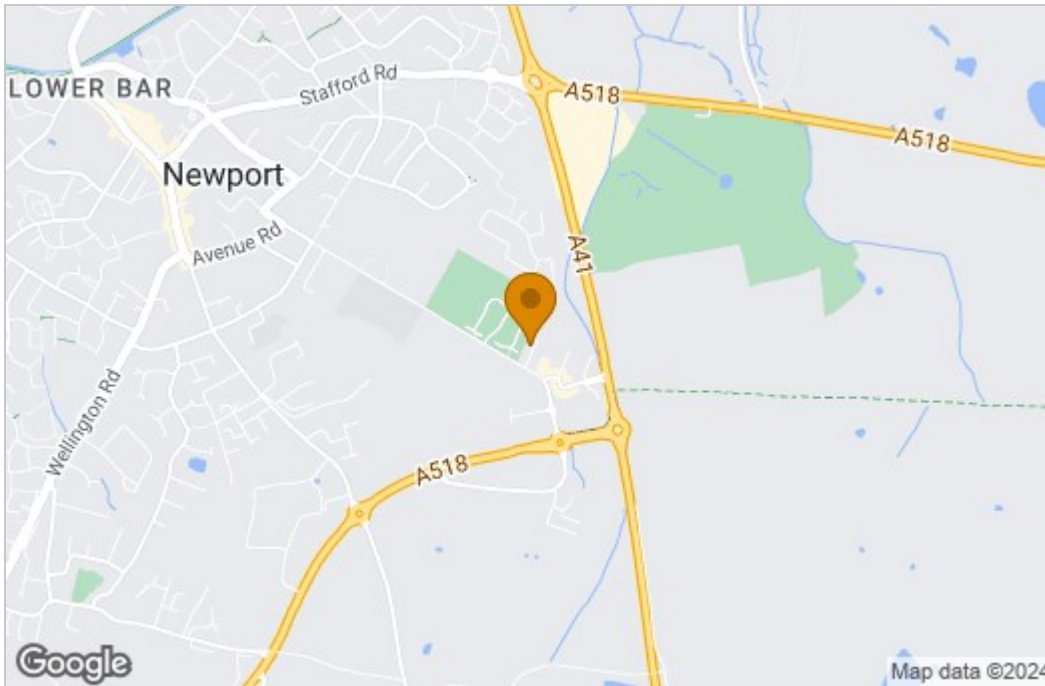
First Floor

Approx. 38.4 sq. metres (413.8 sq. feet)



Total area: approx. 76.9 sq. metres (827.7 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.