



21 St. George Way, Newport, TF10 7FH

£260,000

With three bedrooms and two bathrooms, this home in St George Way provides ample space for a growing family or those in need of a home office or guest room. Situated in a good location, this house offers easy access to local amenities, schools, and transport links, making it an ideal choice for those seeking both convenience and tranquillity. Built in 2017, this modern property features contemporary design elements and is well-maintained, ensuring a hassle-free move-in experience.

Porch

Small entrance hallway with radiator and central light fitting.

Living Room

Bright and airy spacious living area, with front and side facing UPVC windows, radiator, central light fitting, TV point and storage cupboard.

Kitchen Diner

Fitted with wood effect wall and base units, topped with grey worksurfaces. Integrated oven and gas hob with overhead extractor hood and glass splashback. Plumbing for further appliances. One and half stainless-steel sink drainer placed beneath the UPVC window with rear views, and French patio doors leading to the garden.

WC

Ground floor WC with a white low-level flush WC, basin, linoleum flooring, extractor fan, light fitting and radiator.

Stairs To First Floor and Landing

Grey carpeted staircase leading to first floor landing and giving access to living accommodation, with radiator and light fitting.

Bedroom Two

Front elevation good sized double bedroom, with two UPVC windows overlooking the front of the property and field beyond. Radiator and central light fitting.

Bedroom Three

Rear elevation small double/single bedroom with large UPVC window, radiator and central light fitting.

Bathroom



First floor bathroom with linoleum tile-effect flooring, fitted bath with overhead shower and grey tiled splash areas. white low-level flush WC and pedestal basin. Frosted UPVC window, light fitting and radiator.

Stairs To Second Floor and Landing

Grey carpeted staircase leading to top floor, with a

storage cupboard at the top of the staircase and access to the master bedroom.

Master Bedroom



Spacious second-floor double bedroom with inset front facing UPVC window, radiator, central light fitting and en-suite. Access to the partially boarded loft via loft hatch.

En-Suite

Large en-suite shower room, with linoleum tile-effect flooring, Velux window, low-level flush WC, pedestal basin and tiled shower cubicle with chrome and glass folding doors.

Outside

Private rear garden with lawned and patio areas. Small section of lawn and shrubs to the front of the property, with paved walkway to the front door and a driveway for two cars to the side of the property.

Agent Notes

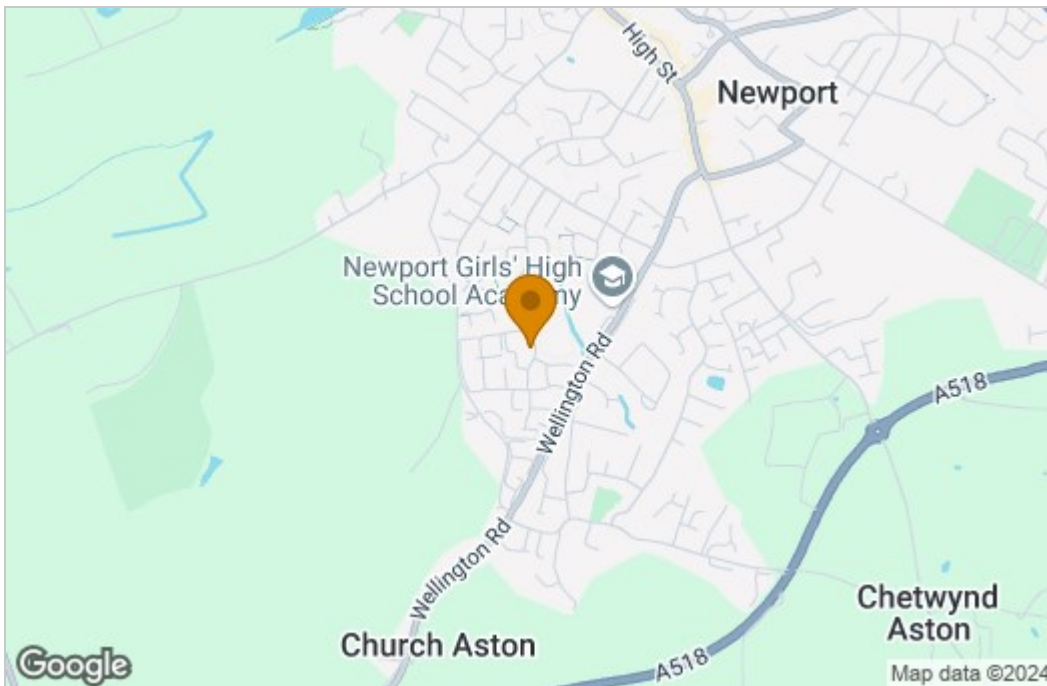
It is worthy of note that the property is currently tenanted, and the photos were taken pre-tenancy so decoration may have changed. This property is being sold CHAIN-FREE.

Floor Plan



TOTAL FLOOR AREA : 89.9 sq.m. (967 sq.ft.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		83	
(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	

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