



48 Daniels Cross, Newport, TF10 7XJ
Offers In The Region Of £349,995

This beautifully presented, three-bedroom detached property on the edge of Newport town centre would make an ideal family home. Ideally situated in the highly desirable area of Daniels Cross, the property benefits from the range of leisure facilities, eateries and schools on offer in Newport. With spacious living accommodation, good-sized rear garden and ample off-road parking, this property is a must-see.

Porch

Entering through a sliding glazed door into a tiled porch area, leading into the main house.

Hall

With wood flooring, staircase rising to the first floor and access to all ground floor accommodation. Internal access to integrated garage. Radiator and central light fitting.

Lounge/Diner

Large living area, with a front-facing double-glazed bay window, wood floor and ceiling spotlights. Featuring a recessed fireplace and space for a wall-mounted TV above. Flowing into the dining area, a good sized space with continued wood flooring, radiator and central light fitting. Sliding double-glazed doors lead to the conservatory at the rear.

Kitchen

Spacious kitchen comprising fitted, wood wall and base units with contrasting work surfaces. A large free-standing Leisure range-style cooker with overhead extractor hood. Plumbing for further appliances, such as a fridge, freezer, washing machine and dishwasher, integrated and cleverly hidden behind the base units. Sink drainer and mixer tap. Spotlights and under lighting. Decorative tiling to the splash areas and grey tile-effect flooring. Access to rear garden.

Conservatory



Archway through from the kitchen into a big, bright and airy conservatory. Part-brick walls with double-glazed windows and French doors to the garden.

WC

Ground floor WC with sink vanity unit, low-level flush WC and frosted side window.

Stairs and Landing

Rising to the L-shaped landing, with an airing cupboard housing the hot water cylinder, loft hatch to a partially boarded loft and fitted loft ladder, and access to all living accommodation.

Master Bedroom

Generous, front elevation, double bedroom featuring built-in wardrobe and an extra over-stairs storage cupboard. Double-glazed window, radiator, ceiling fan and spotlights. Access to the en-suite shower room.

En-Suite

Featuring a fully-tiled walk-in shower with an electric shower head. Fitted white sink vanity unit, low-level flush WC, extractor fan, light fitting and chrome heated towel rail.

Bedroom Two

Rear elevation double bedroom, featuring built-in wardrobes with mirrored sliding doors, two double-glazed windows, two radiators and spotlights.

Bedroom Three



Front elevation double bedroom, built-in wardrobes with mirrored sliding doors, further over-stairs storage cupboard, double-glazed window, radiator and spotlights.

Shower Room

Good-sized family shower room, featuring a tiled walk-in shower with an electric shower head, low-level flush WC, white sink vanity unit, frosted double-glazed window, extractor fan, light fitting and chrome heated towel rail.

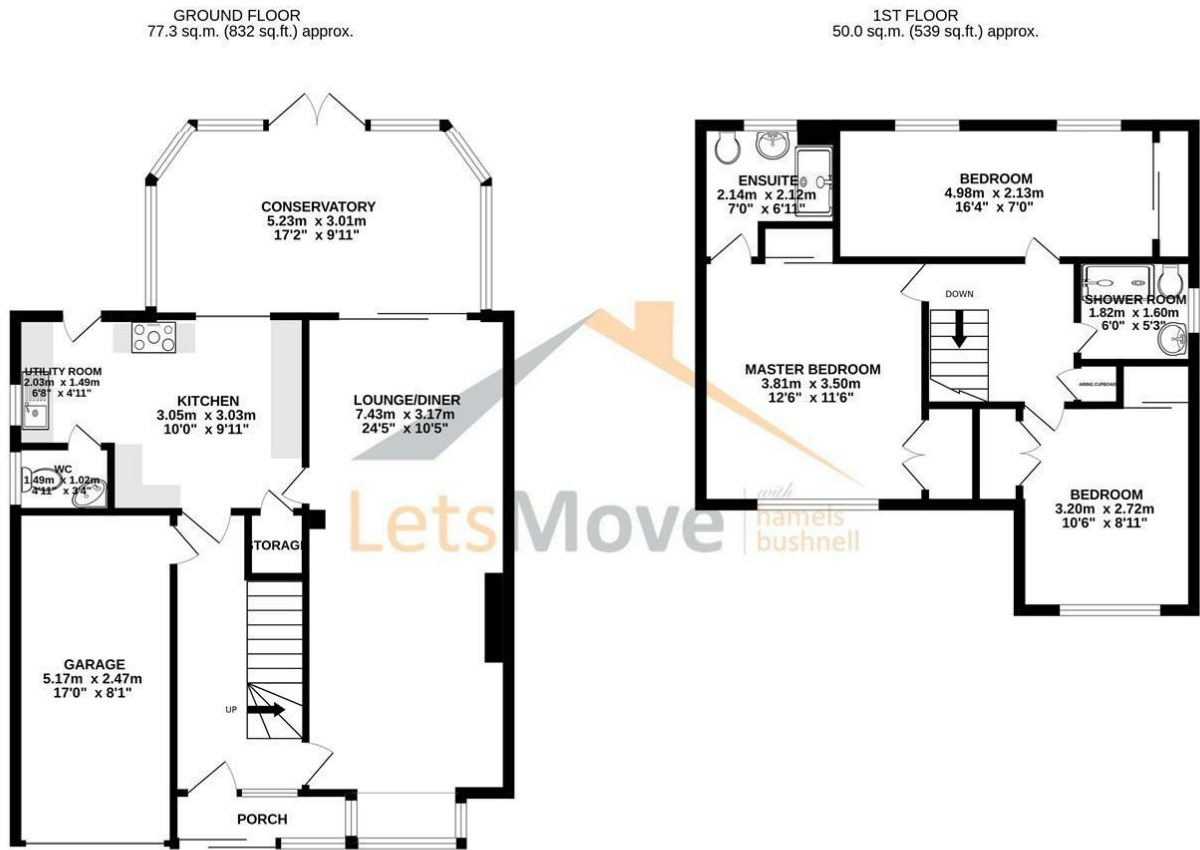
Garage

Up and over external door into a single garage. Internal access via hallway. Electricity supply. Central heating boiler.

Garden

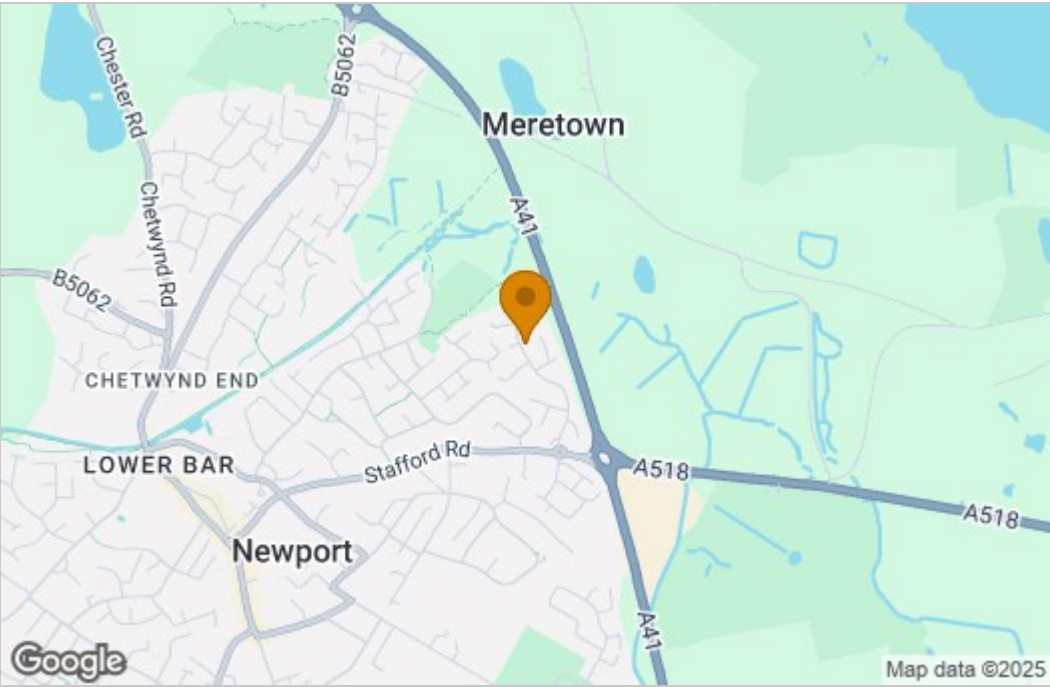
A private rear garden, with a good sized lawn, raised patio area and a shed with electricity supply. Side access to the front of the property via a paved pathway and wooden gate. To the front, both tarmac and gravel sections, allowing parking for multiple cars.

Floor Plan

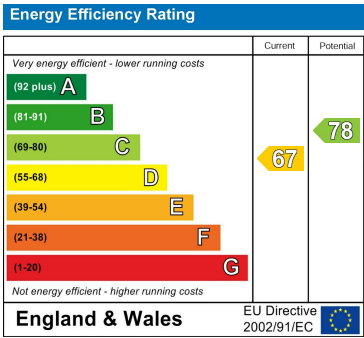


TOTAL FLOOR AREA : 127.4 sq.m. (1371 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Area Map



Energy Efficiency Graph



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