



**73 Laurel Road, Bassaleg, Newport, NP10 8PS**  
**Offers Over £270,000**

**\*\*SPACIOUS FAMILY HOME IN SOUGHT AFTER LOCATION\*\***

Sage and Co welcome you to this charming property located on Laurel Road in the sought-after area of Bassaleg, Newport. Upon entering this delightful SEMI DETACHED PROPERTY you are greeted by a spacious interior which boasts two reception rooms, THREE BEDROOMS, and a first floor bathroom.

The property also offers a garage and driveway together with good size rear garden.

Situated in the popular Bassaleg area, this home is within the catchment area of the esteemed Bassaleg School, making it an ideal choice for families with school-age children. The location also benefits from good road and rail links with the junction 28 of the M4 just a short distance away ensuring easy access to nearby amenities and destinations.

This property is one not to miss so book your appointment today not to be disappointed!!

COUNCIL TAX BAND: E  
EPC RATING: D



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## ENTRANCE

Enter through a double glazed front door.

## ENTRANCE PORCH

Glass door to hallway.

## ENTRANCE HALLWAY

Stairs to first floor, doors to:

## LOUNGE

14'3" x 11'10" (4.35 x 3.61)

Feature double glazed window to front with outstanding views. Central heating radiator, Gas feature fire, and chimney breast.

## DINING ROOM

10'3" x 9'0" (3.13 x 2.76)

Double glazed window rear, central heating radiator, understairs storage cupboard double doors to lounge and access to kitchen

## KITCHEN

10'4" x 8'11" (3.15 x 2.72)

Base and wall units, integrated dishwasher, space for washer/drier, breakfast bar, ceramic hob and electric oven, stainless steel sink unit, double glazed window, door to rear

## STAIRS TO FIRST FLOOR - LANDING

Storage cupboard housing central heating boiler

## BEDROOM ONE

10'0" x 11'7" (3.05 x 3.55)

Double built in storage cupboard, Central heated radiator, Double glazed window to front with extensive views.

## BEDROOM TWO

10'4" x 9'11" (3.16 x 3.03)

Double glazed window to rear, central heating radiator.

## BEDROOM THREE

7'1" x 8'0" (2.16 x 2.46)

Double glazed window to rear, storage cupboard, central heating radiator.

## BATHROOM

6'9" x 6'0" (2.08 x 1.83)

Pedestal wash hand basin, panelled bath mixer tap and shower over and shower curtain, low level WC, obscured double glazed window to the rear.

## ATTIC SPACE

Part boarded

## OUTSIDE

FRONT: Low maintenance garden with garage and driveway

SIDE: Pedestrian access to rear.

REAR: Steps up to patio area and further lawn.

## GARAGE

Single garage with outwards door opening, power and light.

## TENURE

Freehold

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
67		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

