



12 Park View Gardens, Bassaleg, NP10 8JZ

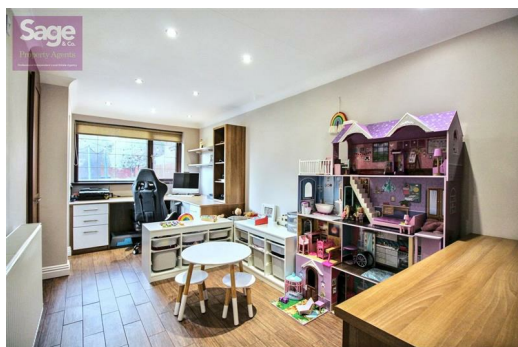
Guide Price £350,000

**** GUIDE PRICE £350,000-£360,000 ****

Nestled in the highly sought-after Park View Gardens in Bassaleg, this modern three-bedroom detached family home offers a perfect blend of comfort and convenience. With its appealing design and spacious layout, this property is ideal for families seeking a welcoming environment.

As you enter, you are greeted by a generous family lounge, which features elegant French doors that open directly onto the rear garden, allowing for an abundance of natural light and a seamless connection to the outdoors. The additional reception room provides a versatile space that can be utilized as an office or a second lounge, catering to the needs of modern family life.

The open-plan kitchen (with integrated appliances) is designed for both functionality and style, making it a delightful space for cooking and entertaining. The low-maintenance rear



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ENTRANCE HALL

Entrance hallway from a PVC composite door with double glazed, obscure glass. Access to side elevation. Twin central heating radiator.

LOUNGE

16'4" x 12'0" (4.99 x 3.67)

Family sized lounge with French doors to rear garden. Accessible from entrance porch. Twin central heating radiator.

HALLWAY

RECEPTION ROOM/ OFFICE

16'9" x 7'10" (5.11 x 2.39)

Rear aspect double glazed PVC window. Inbuilt office desk and storage cupboards available. Accessible from entrance porch, provides access to ground floor W/C. Twin central heating radiator.

GROUND FLOOR W/C

4'5" x 2'9" (1.36 x 0.85)

W/C leading off from office/ reception room. Provides a low level W/C and sink with base unit. Side aspect double glazed PVC window with obscure glazing.

SINGLE GARAGE/ UTILITY ROOM

8'1" x 14'7" (2.48 x 4.47)

Single garage with electric doors. Low level fitted base units and work tops. Space and plumbing for appliances such as washing machine, tumble dryer. Accessible from multi vehicle driveway.

KITCHEN

16'1" x 7'8" (4.91 x 2.35)

High and low base units and wood effect worktop. Integrated fridge, microwave, electric oven and induction hob. Side aspect double glazed PVC window and composite door. Gas combination boiler present internally fitted. Electrical consumer unit present.

DINING AREA

9'8" x 7'9" (2.97 x 2.38)

Dining area open to kitchen through archway. High and low base storage units and wood effect worktop. Front aspect double glazed PVC window. Twin central heating radiator.

BATHROOM

7'10" x 8'1" (2.40 x 2.47)

Family bathroom suite with free standing separated shower (mains water supply). Low level W/C and sink with base storage unit. Front aspect double glazed PVC obscure window. Tiled finish and chrome effect towel radiator. Extractor fan present.

BEDROOM ONE

8'4" x 14'4" (2.56 x 4.38)

Double master bedroom with feature inbuilt wardrobes offering a high gloss finish. Hidden vanity unit within wardrobe space. Double aspect PVC windows (double glazed) to front elevation. Twin central heating radiator.

BEDROOM TWO

12'2" x 9'3" (3.71 x 2.82)

Double bedroom to rear aspect. Inbuilt storage cupboards with wooden finish. Double glazed PVC windows. Twin central heating radiator. Loft hatch present.

BEDROOM THREE

8'10" x 6'9" (2.70 x 2.07)

Single bedroom to rear elevation. Twin central heating radiator and double glazed PVC window.

OUTSIDE

FRONT: Multi-vehicle driveway to front elevation with removable parking bollard. Access to single garage,
REAR: Low maintenance rear garden with decked areas and slate chippings. Shrubs to boundary and side access. South/ West facing garden.

TENURE

We are advised that this property is FREEHOLD.

