



26 Churchmead, Bassaleg, Newport, NP10 8NA

Guide Price £250,000

****GUIDE PRICE £250,000 TO £260,000****

Nestled in the tranquil cul-de-sac of Churchmead, Bassaleg, this charming THREE STOREY MID LINK PROPERTY offers a delightful family home. With THREE WELL PROPORTIONED BEDROOMS, this property is perfect for those seeking space and comfort. The TWO RECEPTION ROOMS provide ample opportunity for both relaxation and entertaining, making it an ideal setting for family gatherings or quiet evenings in.

Situated within the highly regarded BASSALEG SCHOOL CATCHMENT AREA, this home is perfect for families prioritising education. The peaceful surroundings of the cul-de-sac ensure a serene living environment, while still being conveniently located for local amenities and transport links.

This property presents a wonderful opportunity for those looking to settle in a friendly community, with the added benefit of spacious living areas and a well-thought-out layout. Whether you are a first-time buyer or looking to upsize, this three-storey town house is sure to meet your needs. Don't miss the chance to make this lovely house your new home.

COUNCIL TAX BAND: D
EPC RATING: TBC



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ENTRANCE

Enter through a part glazed front door,

ENTRANCE HALLWAY

Single radiator, stairs to first floor, storage cupboard, door leading to:

GARAGE ROOM/STUDY

16'3" x 8'3" (4.96 x 2.52)

Double glazed window to the front , single radiator, laminate flooring.

GROUND FLOOR WC

Low level WC, vanity wash had basin, chrome towel rail, obscured double glazed window to the front.

BEDROOM THREE

12'0" x 8'7" (3.66 x 2.62)

Double glazed window to the rear, single radiator.

UTILITY ROOM

Plumbing for automatic washing machine, inset stainless steel sink unit, space for a tumble dryer, wall mounted combi boiler, part glazed door to the rear.

STAIRS TO FIRST FLOOR-LANDING

Single radiator, stairs to second floor, double glazed window to the rear, doors to:

KITCHEN

8'5" x 8'6" (2.59 x 2.60)

Fitted with a range of base and wall units, rolled edge work surfaces, inset stainless steel sink unit, mixer tap over, integrated gas hob and electric oven, space for a fridge freezer, space for a dish washer, radiator, double glazed window to the rear.

LIVING/DINING ROOM

14'11" x 16'3" max (4.56 x 4.97 max)

Two double glazed windows to the front, two radiators, feature electric fire with a wooden surround, laminate flooring .

STAIRS TO THE SECOND FLOOR - LANDING

Loft access, double glazed velux window to the rear, radiator, doors to:

BEDROOM TWO

8'7" x 7'10" (2.63 x 2.41)

Double glazed window to the rear, radiator

BATHROOM

7'10" x 4'6" (2.39 x 1.39)

Panelled bath with mixer tap and shower over, low level WC, vanity wash hand basin, chrome towel rail, spot lighting.

BEDROOM ONE

9'2" x 14'10" (2.81 x 4.53)

Double glazed window to the front, radiator

ENSUITE

Step in shower cubicle, low level WC, wall mounted wash hand basin, chrome towel rail, spot lighting.

OUTSIDE

FRONT: Driveway for one (potentially two cars)

REAR: Patio area with steps up to low maintenance garden laid with Cotswold stone.

TENURE

We have been advised freehold

