



Sage
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Property Agents

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Professional Independent Local Estate Agency



4 Macauley Gardens, Newport, NP20 3JZ

Guide Price £200,000

**** GUIDE PRICE £200,000-£210,000 ****

MACAULEY GARDENS in the heart of the GEAR, NEWPORT is a charming MID-TERRACED FAMILY HOME that offers a delightful blend of comfort and convenience. With THREE-WELL PROPORTIONED BEDROOMS, FIRST FLOOR BATHROOM AND GROUND FLOOR WC, this property is perfect for families seeking a welcoming environment. As you enter, you are greeted by a GENEROUS LOUNGE that flows seamlessly into a SEPERATE DINING ROOM, providing ample space for entertaining guests or enjoying family meals. The ground floor also features a practical UTILITY ROOM, enhancing the functionality of the home. One of the standout features of this property is its rare plot towards the end of the terrace, which boasts SPECTACULAR VIEWS OVER THE SEVERN ESTUARY. The beautifully maintained garden at the rear is a true oasis, complete with idyllic sitting areas and a charming summer house. The first floor comprises TWO DOUBLE BEDROOMS and ONE SINGLE BEDROOM, offering plenty of space for family members or guests. A well-appointed family bathroom completes this level. Situated CLOSE TO LOCAL AMENITIES, TRANSPORT LINKS AND SCHOOLS, this home is ideally located for those who value accessibility and community. Viewings are highly advised to fully appreciate the charm and potential of this delightful property. Don't miss the opportunity to make this lovely house your new home. Call Sage and Co, Risca. 01633 838 888

(Option Two).

EPC- D

Council Tax- C - Newport



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ENTRANCE PORCH/ HALL

Entrance porch via PVC front door with obscure double glazing. Access to entrance hallway with twin central heating radiator. Open to stairway for first floor and under stair storage area. Access to lounge and kitchen.

LOUNGE

10'8" x 15'5" (3.26 x 4.72)

Family sized lounge to front aspect with double glazed PVC picture window. Feature electric fire place present and twin central heating heating radiator. Leads to dining room via internal wooden French doors with glazing.

DINING ROOM

9'8" x 9'0" (2.95 x 2.76)

Rear aspect dining room accessible from kitchen and lounge. Double glazed PVC sliding doors to rear garden with spectacular views. Twin central heating radiator present.

KITCHEN

12'8" x 8'7" (3.87 x 2.62)

Kitchen with high and low base storage units and granite effect rolled worktops, fitted with a porcelain sink and drainer and matte black mixer taps over. Range master five ring gas hob and double oven with stainless steel circulation fan over. Finished with tiled splash back surrounds. Rear aspect double glazed PVC window and back door. Leads to dining room and utility area/ ground floor WC.

UTILITY AREA/ GROUND FLOOR WC

6'3" x 8'7" (1.91 x 2.62)

Pantry storage area with space for washing machine/ tumble dryer. Sperate low level WC. Double glazed PVC window to side aspect and back door with obscure glazing.

BEDROOM ONE

14'8" x 8'7" (4.48 x 2.63)

Double bedroom to rear aspect with two double glazed PVC window and spectacular views. Inbuilt storage cupboard and twin central heating radiator.

BEDROOM TWO

12'9" x 10'9" (3.91 x 3.29)

Double bedroom to front aspect with inbuilt storage cupboard. Two double glazed PVC windows. Single central heating radiator.

BEDROOM THREE

7'9" x 8'11" (2.38 x 2.72)

Single bedroom to front aspect with double glazed PVC window and over stairway storage cupboard.

FIRST FLOOR BATHROOM

7'1" x 5'5" (2.17 x 1.67)

Rear aspect walk in shower suite (mains supply) with low level WC and sink with storage unit, chrome mixer taps over. Double glazed PVC windows to rear aspect (obscure glazing).

TENURE

We are advised that this property is FREEHOLD.

