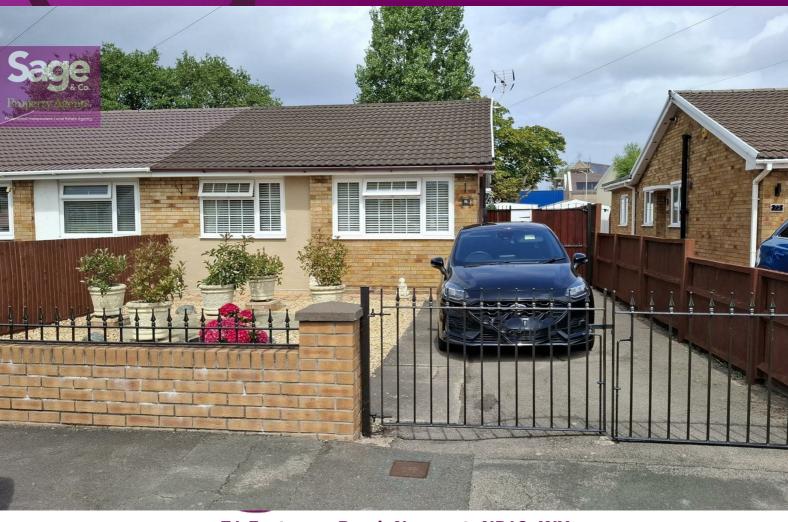




Property Agents



# 71 Eastmoor Road, Newport, NP19 4NY

# Guide Price £240,000

\*\*GUIDE PRICE £240,000 TO £250,000\*\* \*\*CONVENIENT LOCATION\*\*

Sage and Co are pleased to offer FOR SALE this Fabulous SEMI DETAHCED BUNGALOW which has been recently upgraded by the current owners. The property offers modern living with TWO GOOD SIZE BEDROOMS as well as a NEWLY FITTED KITCHEN and SHOWER ROOM. Outside there is a spacious DRIVEWAY AND GARAGE and enclosed level rear garden.

Being within easy reach of local amenities including Spytty retail park, local schools and the fabulous Wetlands Nature Reserve this property is one not to miss.

Access to the M4, via the Southern Distributor Road is the quick and easy.

Book your viewing today not to be disappointed.

EPC RATING: D

COUNCIL TAX BAND: C







70 Tredegar Street Risca NP11 6BW **Telephone:** 01633 83888 **Email:** risca@sageandco.co.uk

#### **ENTRANCE**

Enter through a composite front door.

## **ENTRANCE HALLWAY**

Central heating radiator, storage cupboard, laminate flooring, loft access doors to :-

### **KITCHEN**

16'4" x 8'8" (4.99 x 2.66)

Newly fitted kitchen with a range of high gloss base and wall units, square edged work surface and breakfast bar, polycarbonate sink unit with mixer tap over, inset gas hob and electric oven, plumbing for automatic washing machine and tumble drier or dishwasher, double radiator, space for American fridge/freezer. two double glazed windows to the side. Composite stable door to rear. Tiled floor

## **LIVING ROOM**

24'1" x 10'1" (7.36 x 3.08)

Double glazed window to rear, two double radiators, feature fireplace with electric fire, laminate flooring coving to ceiling.

## **BEDROOM ONE**

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

Double glazed window to front, mirrored fitted wardrobe, laminate flooring

## **BEDROOM TWO**

8'9" x 10'4" (2.67 x 3.15)

Double glazed window to front, central heating radiator, laminate flooring

### **BATHROOM**

6'11" x 5'4" (2.13 x 1.64)

Newly fitted bathroom with extra large step in shower cubicle with matt black square shower and separate hand held unit. Pedestal wash hand basin, Low level WC, Large matt black towel rail, tiled splash back, panelled walls.

### LOFT

Two year old Combi boiler in the loft accessed by a pull down ladder.

# **OUTSIDE**

FRONT: Low maintenance garden to front with gated driveway. SIDE: Additional driveway for two cars leading

garage/workshop and rear garden

REAR: Lawned rear garden with additional area laid with

Cotswold stone, patio area and shrubbed borders

## **GARAGE/WORKSHOP**

8'3" x 20'5" approx (2.52 x 6.24 approx)

Front opening doors with power and light.

## **SHED**

7'10" x 8'1" (2.40 x 2.48)

Power and light

# **TENURE**

We have been advised freehold







