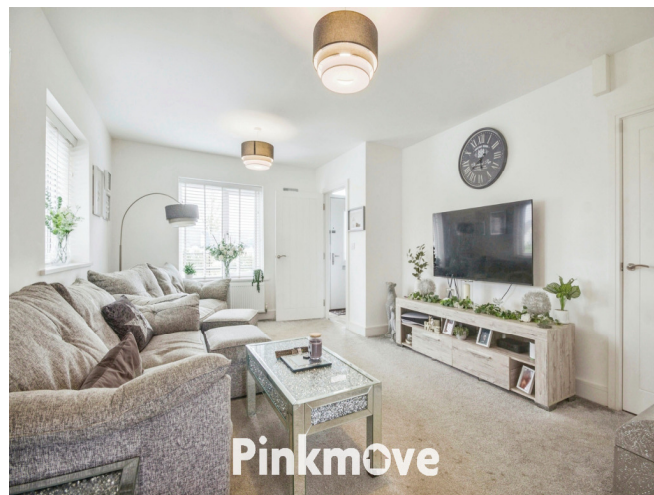




West Africa Grove, guide price £325,000- £330,000

- PERFECT FOR GENERATIONAL LIVING
- ENCLOSED REAR GARDEN
- OPEN PLAN LIVING
- PRIMARY EN-SUITE AND GROUND FLOOR CLOAKROOM
- DRIVEWAY AND GARAGE
- EPC Rating: B



 4  2  1

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About the property

This immaculate semi-detached property is currently listed for sale and is situated in the ever-popular West Africa Grove in Newport. The property offers a fresh and contemporary aesthetic. It provides an open-plan living environment that is perfect for families, as well as those who love to entertain.

The property boasts four bedrooms; with three being double-sized and one a comfortable single. The master bedroom is a true delight, equipped with an en-suite and built-in wardrobe, offering privacy and ample storage space. The residence also features a naturally bright living room, ideal for relaxing or entertaining guests. The modern bathroom enhances the property's overall appeal, offering both functionality and style.

The heart of the house is undoubtedly the open-plan kitchen. It is not only a place to cook but also a space to live and enjoy, with a dining area and access to the garden. The kitchen also benefits from a utility room, which provides additional practical space and a cloakroom. The property's unique features include a garage, off-street parking, and a garden.

The garden provides an ideal space for children to play or adults to relax and enjoy the outdoors. This property's location adds to its attraction with public transport links, nearby schools, and local amenities all within a short distance. This makes it an ideal choice for families seeking convenience and easy access to facilities.

Accommodation

Hall

Living Room

16' 6" x 12' 4" (5.03m x 3.76m)

Kitchen/Diner

15' 5" x 10' 6" (4.70m x 3.20m)

Utility Room

5' 11" x 5' 9" (1.80m x 1.75m)

Cloakroom

5' 9" x 3' 3" (1.75m x 0.99m)

Landing

Bedroom One with Ensuite

11'11 x 17'5



Bathroom

6' 7" x 6' 2" (2.01m x 1.88m)

Bedroom Two

14' 2" x 8' 7" (4.32m x 2.62m)

Bedroom Three

12' 9" x 8' 7" (3.89m x 2.62m)

Bedroom Four

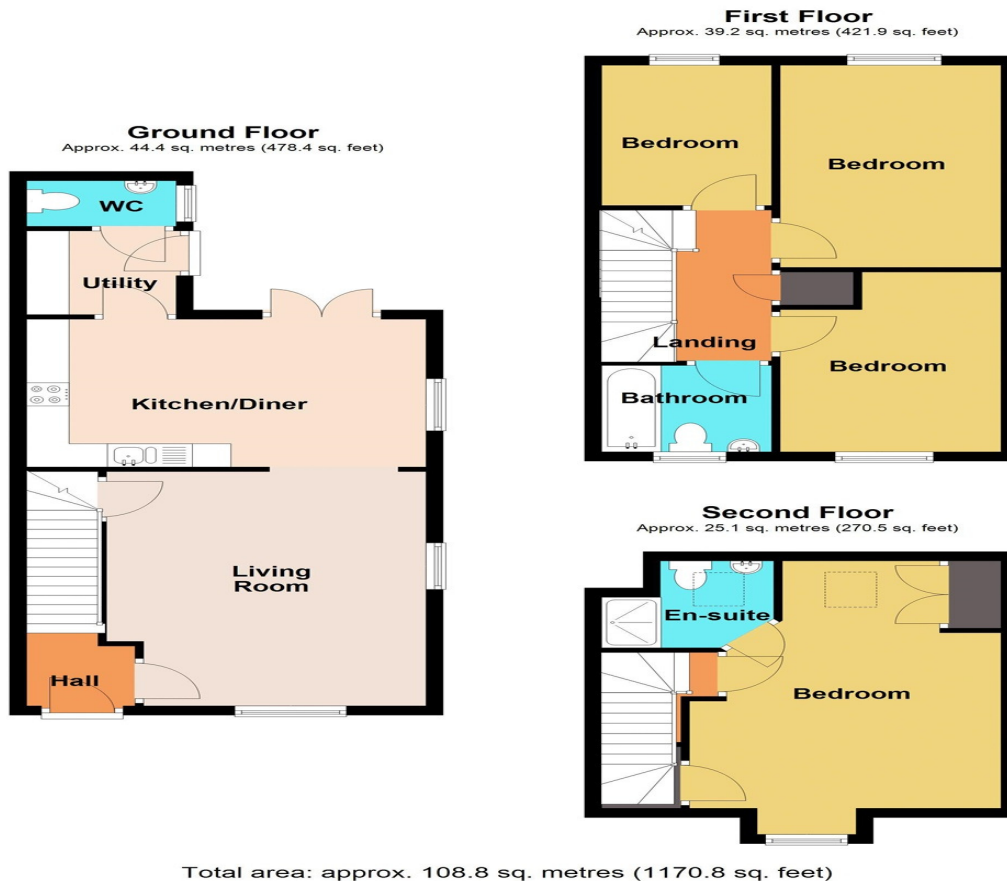
10' 2" x 6' 7" (3.10m x 2.01m)

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Floorplan



Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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