



## Pilton Vale, Guide Price £220,000 to £230,000

- Three-Bedroom Semi-Detached House
- Enclosed Rear Garden and Additional Front Garden
- Single Garage and Driveway
- Functional Kitchen and Family Bathroom
- Close to Local Schools, Shops, and Amenities
- Excellent Transport Links: Regular Bus Routes, Easy Access to the M4 and



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## About the property

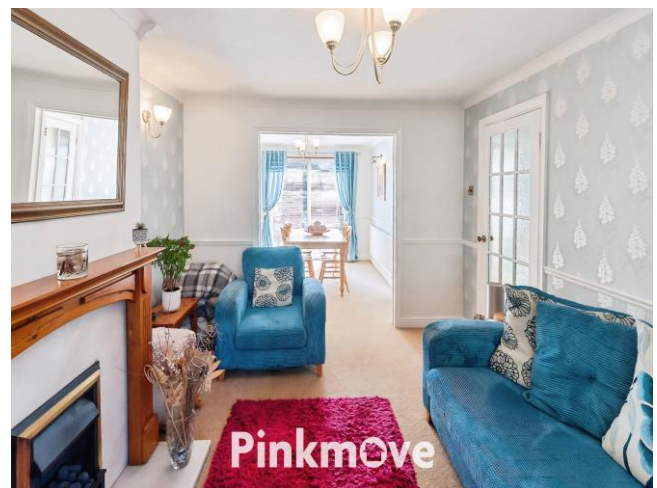
A beautifully presented three-bedroom semi-detached home, located in the sought-after residential area of Pilton Vale, Newport. This spacious and versatile property is ideal for growing families, first-time buyers, or professionals seeking a well-connected and comfortable home.

The ground floor features a generous open-plan living/dining room, offering flexible space for both everyday living and entertaining. The separate kitchen is well-proportioned and functional, with ample storage and worktop space—perfect for family meals or hosting guests.

Upstairs, the property offers three well-sized bedrooms, each benefiting from good natural light and space for wardrobes or desks. The family bathroom is neatly finished and serves all three bedrooms.

Externally, the home benefits from a single garage and a private driveway with off-road parking for one vehicle. The front garden adds kerb appeal, while the enclosed rear garden features a patio area for outdoor dining and a lawn—ideal for children or pets.

Pilton Vale is a quiet, family-friendly area with excellent local amenities. Malpas Church in Wales Primary School is just a short walk away, with Newport High School and the highly regarded Rougemont School also within easy reach. The area is well served by public transport, with regular bus routes to Newport city centre and Newport railway station. The M4 motorway is just minutes away, offering convenient access to Cardiff, Bristol, and beyond.







## Accommodation

### Living Room

12' 11" x 10' 2" ( 3.94m x 3.10m )

### Dining Room

10' 9" x 8' 10" ( 3.28m x 2.69m )

### Kitchen

10' 4" x 7' 5" ( 3.15m x 2.26m )

### Bedroom 1

12' 11" x 9' 10" ( 3.94m x 3.00m )

### Bedroom 2

10' 9" x 9' 10" ( 3.28m x 3.00m )

### Bedroom 3

9' 8" x 6' 5" ( 2.95m x 1.96m )

Max Measurements

### Bathroom

7' 2" x 6' 5" ( 2.18m x 1.96m )

### Garage

16' 5" x 8' 4" ( 5.00m x 2.54m )

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## Floorplan

### Ground Floor

Approx. 50.3 sq. metres (541.7 sq. feet)



### First Floor

Approx. 37.1 sq. metres (399.3 sq. feet)



Total area: approx. 87.4 sq. metres (941.0 sq. feet)  
**112 Pilton Vale**

## Important Information

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