

# Claremont Guide Price - £230,000 - £240,00

- Three-Bedroom Semi-Detached House
- Open-Plan Kitchen/Diner
- Rear Patio Garden
- Single Garage and Driveway
- Family Bathroom and Downstairs WC
- Close to Shops, Local Schools, and Amenities
- Excellent Transport Links via the M4, Bus Routes, and Newport Train Station



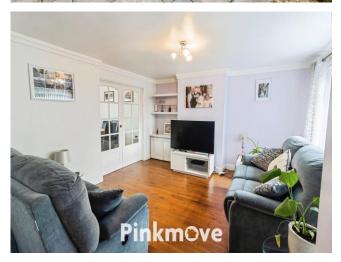




# **About the property**

Modern three-bedroom semi-detached home in Claremont, Newport. Features a spacious living room with double doors leading to an open-plan kitchen/diner, ground floor WC, two double bedrooms, one single bedroom, and a family bathroom. Includes a patio garden, garage, and driveway.













## **Accommodation**

### **Living Room**

12' 11" x 16' 10" (  $3.94m \times 5.13m$  ) Max Measurements

#### Kitchen/Diner

10' 10" x 16' 9" ( 3.30m x 5.11m )

#### **Downstairs Wc**

2'8" x 5' 6" ( 0.81m x 1.68m )

#### Bedroom 1

12' 10" x 10' 4" ( 3.91m x 3.15m )

#### Bedroom 2

11' 4" x 9' 2" ( 3.45m x 2.79m )

#### Bedroom 3

9' 4" x 6' 5" ( 2.84m x 1.96m ) Max Measurements

#### **Bathroom**

6' 1" x 7' 6" ( 1.85m x 2.29m )

#### Garage

18' x 9' (5.49m x 2.74m)



## **Floorplan**







Total area: approx. 97.2 sq. metres (1046.7 sq. feet)
101 Claremot

### Important Information

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