



## Melbourne Way

**Guide Price £390,000 - £400,000**

- Catchment for Glasllwch Primary School
- Open-Plan Kitchen/Diner
- Spacious Rear Garden
- Single Garage and Driveway
- Modern Décor Throughout
- Quiet Area Close to Shops and Amenities
- Excellent Transport Links
- EPC Rating: C



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**Pinkmove**

01633 746088  
team@pinkmove.co.uk





## About the property

Beautifully Renovated 3-Bedroom Detached Home in Melbourne Way, Newport

Nestled in a sought-after residential area, this stunning three-bedroom detached property combines modern style with timeless charm. Renovated throughout just five years ago, the home boasts a sleek, contemporary finish that flows effortlessly from room to room.

Step inside to a bright and welcoming living room at the front of the house, complete with a charming bay window that fills the space with natural light. To the rear, you'll find a stylish open-plan kitchen/dining area – perfect for family life and entertaining – with direct access to a practical utility room.

Upstairs offers three versatile bedrooms, ideal for sleeping, working, or relaxing, alongside a modern family bathroom finished to a high standard.

Outside, the generous rear garden provides plenty of space for children, pets, or summer gatherings, complemented by a raised decking area for outdoor dining. A brick outbuilding attached to the single garage offers additional storage or potential for a workshop. To the front, a private driveway provides off-road parking, Melbourne Way is within the catchment area for Glasllwch Primary School, which Estyn has rated as 'Excellent' in its inspection report. This property is an ideal choice for families and professionals alike.







## Accommodation

**Living Room**

13' 9" x 11' 10" ( 4.19m x 3.61m )  
Max Measurements

**Kitchen/Diner**

10' x 20' 2" ( 3.05m x 6.15m )

**Utility**

7' 7" x 3' 2" ( 2.31m x 0.97m )

**Bedroom 1**

11' 8" x 12' 1" ( 3.56m x 3.68m )

**Bedroom 2**

10' x 11' 9" ( 3.05m x 3.58m )

**Bedroom 3**

5' 7" x 7' 8" ( 1.70m x 2.34m )

**Bathroom**

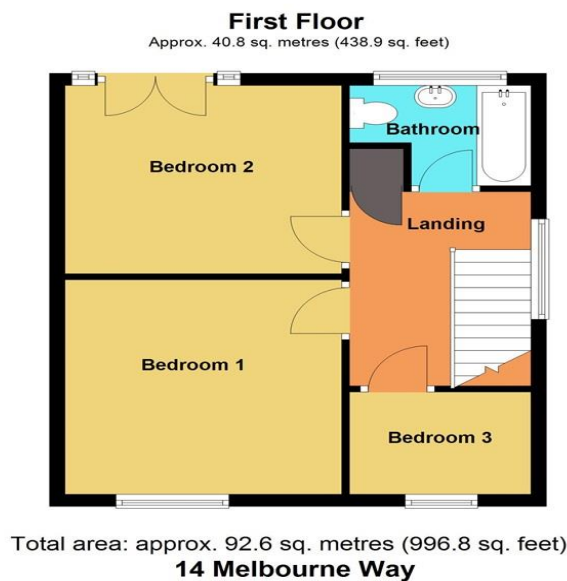
5' 5" x 8' ( 1.65m x 2.44m )

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## Floorplan



## Important Information

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