



Malpas Road

Offers in the region of £230,000

- Three Bedrooms
- Family bathroom and Downstairs Shower Room
- Spacious Lounge/Diner
- Single Garage
- Front and Rear Gardens
- Utility Room and Separate Office
- Close to Schools, Shops and Leisure Facilities
- Excellent Transport Links
- EPC Rating: B



 3  2  1

Pinkmove

01633 746088
team@pinkmove.co.uk



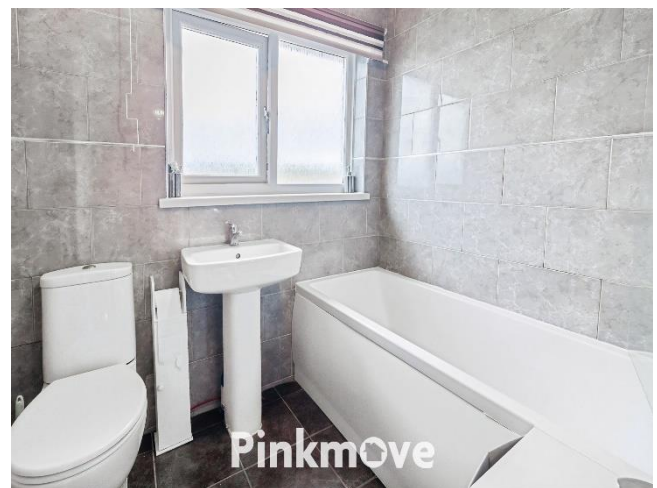
About the property

Situated on the ever-popular Malpas Road in Newport, this well-presented three-bedroom semi-detached home offers a blend of comfort, practicality, and energy efficiency thanks to its fitted solar panels. The location is ideal for families and commuters alike, with excellent access to the M4, local schools, shops, and green spaces such as Malpas Park and the Monmouthshire & Brecon Canal.

Upon entering through the porch, you're welcomed by a versatile room to the left, currently used as an office or playroom, perfect for remote working or family activities. Continuing through to the entrance hall, you'll find access to the kitchen at the rear of the property, or to the spacious open-plan lounge and dining area which spans the full length of the right-hand side, offering a bright and sociable living space.

Adjacent to the kitchen is a practical utility room and a separate shower room with WC, adding convenience for busy households. Upstairs, the property features three adaptable bedrooms and a stylish family bathroom, complete with a deep bath ideal for relaxing after a long day.

Outside, the home benefits from a fenced front garden and a rear garden featuring a decked seating area and a separate lawn, perfect for entertaining or enjoying outdoor time with the family. A single garage is accessible from the rear, providing secure parking or additional storage.





Accommodation

Lounge/Dining Room

23' 4" x 13' 8" (7.11m x 4.17m)

Max Measurements

Kitchen

12' 3" x 9' 5" (3.73m x 2.87m)

Utility

2' 7" x 2' 9" (0.79m x 0.84m)

Downstairs Wc

6' 1" x 4' 5" (1.85m x 1.35m)

Max Measurements

Office

13' 8" x 5' 5" (4.17m x 1.65m)

Bedroom 1

10' 11" x 12' 5" (3.33m x 3.78m)

Max Measurements

Bedroom 2

10' 10" x 10' 3" (3.30m x 3.12m)

Bedroom 3

7' 9" x 9' 1" (2.36m x 2.77m)

Max Measurements

Bathroom

5' 5" x 6' 8" (1.65m x 2.03m)

Porch

6' 6" x 5' 5" (1.98m x 1.65m)

Garage

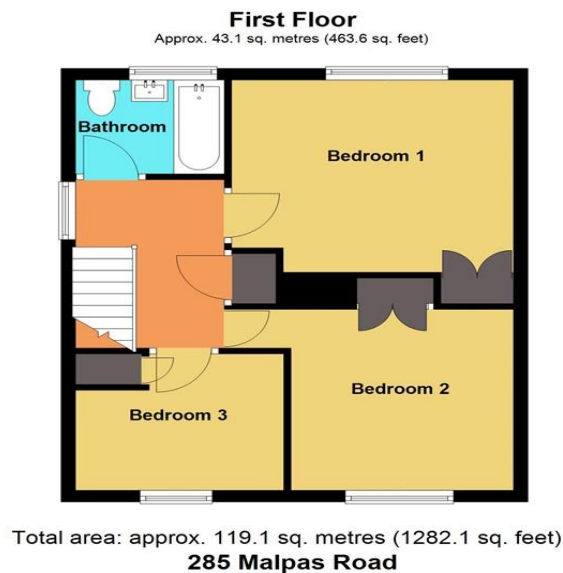
16' 1" x 8' 7" (4.90m x 2.62m)

01633 746088

team@pinkmove.co.uk

Pinkmove

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.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let

