



Pencarn Avenue, Newport

Guide Price £375,000 - £400,000

- Five Bedrooms
- Two Bathrooms and Downstairs WC
- Modern Kitchen/Diner
- Impressive Garden
- Driveway for Multiple Vehicles
- Close to Shops, Schools, and Leisure Facilities
- Excellent Transport Links
- EPC Rating: C



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About the property

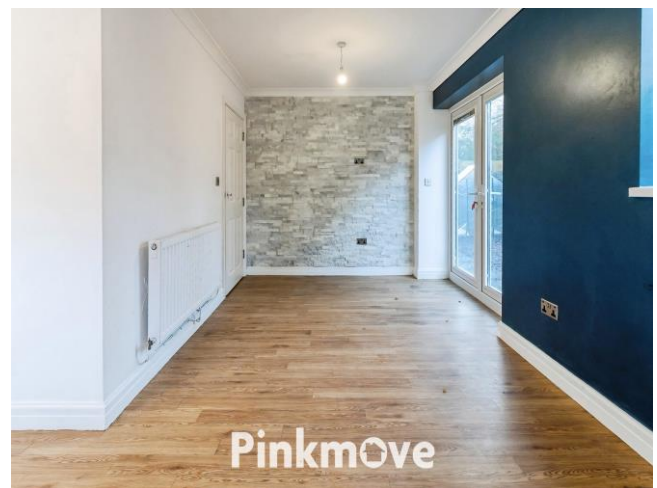
This impressive five-bedroom detached home on Pencarn Avenue, Newport, offers spacious and versatile living in a highly sought-after location.

The ground floor features a modern kitchen and dining area designed for both family meals and entertaining, complemented by a bright and welcoming living room. There is also a dedicated office space, ideal for remote working, and a convenient downstairs WC.

On the first floor, you'll find three generously sized bedrooms, including a principal bedroom with its own en suite shower room. A stylish family bathroom completes this level. The second floor provides two additional bedrooms, perfect for guests or growing families.

Externally, the property boasts a large, enclosed lawn to the front, while the rear garden offers a private patio and decking area, ideal for outdoor dining and relaxation. A seamless pathway connects the front and rear gardens, creating easy access around the property. A driveway leads to the home, providing ample parking for multiple vehicles.

Situated in a prime area of Newport, the property benefits from excellent local amenities. Nearby, you'll find a range of shops, supermarkets, and leisure facilities, including gyms and parks. Families will appreciate the proximity to well-regarded schools, while commuters enjoy easy access to major transport links, including the M4 motorway and regular rail services to Cardiff and Bristol.





Accommodation

Living Room

13' 8" x 11' 10" (4.17m x 3.61m)

Kitchen/Diner

16' 11" x 18' 7" (5.16m x 5.66m)

Max Measurements

Office

7' 5" x 6' 11" (2.26m x 2.11m)

Downstairs WC

4' x 4' 5" (1.22m x 1.35m)

Bedroom 1

10' 3" x 17' 11" (3.12m x 5.46m)

Bedroom 2

12' 1" x 10' (3.68m x 3.05m)

En-Suite

4' 5" x 8' 1" (1.35m x 2.46m)

Bedroom 3

11' 1" x 11' 8" (3.38m x 3.56m)

Bedroom 4

9' 10" x 11' 9" (3.00m x 3.58m)

Bedroom 5

10' 3" x 8' 11" (3.12m x 2.72m)

Bathroom

5' 5" x 9' 4" (1.65m x 2.84m)

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.