



## Buccaneer Grove

Guide Price £290,000 - £300,000

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- Two Reception Rooms
- Single Drive and Garage
- Enclosed Rear Patio Garden
- Spacious Master Bedroom with En-Suite
- Family Bathroom
- Close to Local Schools, Shops and Amenities
- Excellent Transport Links
- EPC Rating: C



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## About the property

A beautifully presented four bedroom townhouse located in the popular residential area of Buccaneer Grove, Newport, offering spacious accommodation arranged over three floors and ideal for modern family living.

The property is set within an established neighbourhood with excellent local amenities. Well-regarded primary and secondary schools are nearby, along with local shops, supermarkets and retail parks. Newport city centre is easily accessible and offers a wide range of shopping, leisure and dining facilities. Transport links are excellent, with regular bus services, convenient access to the M4 motorway for commuting to Cardiff, Bristol and beyond, and Newport railway station providing mainline connections.

The ground floor features a welcoming entrance hall with a modern kitchen to the front left and a convenient downstairs cloakroom to the right. The hallway leads through to the dining room, which flows seamlessly into a bright rear extension currently used as a lounge. This space benefits from underfloor heating and sliding doors opening onto an enclosed rear patio garden, creating an ideal area for both relaxing and entertaining.

The first floor offers three versatile bedrooms and a family bathroom, while the second floor is dedicated to the spacious master bedroom with its own en-suite shower room. The property also benefits from a single driveway and garage located on the opposing side of the road.



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## Accommodation

### Kitchen

15' 4" x 9' 4" ( 4.67m x 2.84m )

### Dining Room

11' 6" x 16' 2" ( 3.51m x 4.93m )

### Extension

11' 9" x 14' ( 3.58m x 4.27m )

### Downstairs Wc

5' 7" x 3' 1" ( 1.70m x 0.94m )

### Bedroom 1

20' 10" x 10' 1" ( 6.35m x 3.07m )

Max Measurements

### En-Suite

8' 1" x 8' 2" ( 2.46m x 2.49m )

Max Measurements

### Bedroom 2

11' 3" x 9' 4" ( 3.43m x 2.84m )

### Bedroom 3

10' 3" x 9' 4" ( 3.12m x 2.84m )

### Bedroom 4

7' 7" x 6' 5" ( 2.31m x 1.96m )

### Bathroom

5' 7" x 6' 6" ( 1.70m x 1.98m )

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## Floorplan



Total area: approx. 124.2 sq. metres (1336.4 sq. feet)  
**16 Buccaneer Grove**

## Important Information

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