

NEW STREET

NEWPORT | TF10 7BU



FOR SALE
Offers in the Region Of
£230,000
Freehold



- Meticulously presented mews-style residence
- Two generously proportioned double bedrooms
- Highly sought-after locale with charm and tranquility
- Ideal retreat in the heart of Newport town
- Contemporary, stylishly fitted kitchen with wall and base units
- Expansive lounge and dining area for relaxation
- Convenient hallway and guest cloaks w/c
- Cosy double bedrooms on the first floor
- Primary bedroom with en-suite shower room
- Private courtyard with seating area, allocated parking, and short walk to amenities
- Council Tax Band - B



Mannleys Sales & Lettings

23A Market Street, Wellington,
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Explore this meticulously presented mews-style residence featuring two generously proportioned double bedrooms, situated in a highly sought-after locale exuding charm and tranquility. Positioned in the heart of Newport town, this property serves as an ideal retreat, seamlessly combining comfort and convenience.

The contemporary, stylishly fitted kitchen boasts a range of wall and base units, catering to family cooking and entertaining needs. The expansive lounge and dining area create an inviting space for relaxation. Upon entering, a convenient hallway and guest cloaks w/c enhance the functionality of the home.



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Ascending to the first floor, two cosy double bedrooms await, with the primary bedroom benefiting from an en-suite shower room. Completing the upper level is a spacious, modern family bathroom designed for comfort and relaxation.

Step outside to discover a private and enclosed courtyard featuring a seating area, providing a low-maintenance space perfect for both relaxation and entertaining. The property includes an allocated parking space for added convenience.

Benefiting from a short walking distance to amenities, shops, and local schools, this residence also offers excellent access to local road networks and the M54 motorway.

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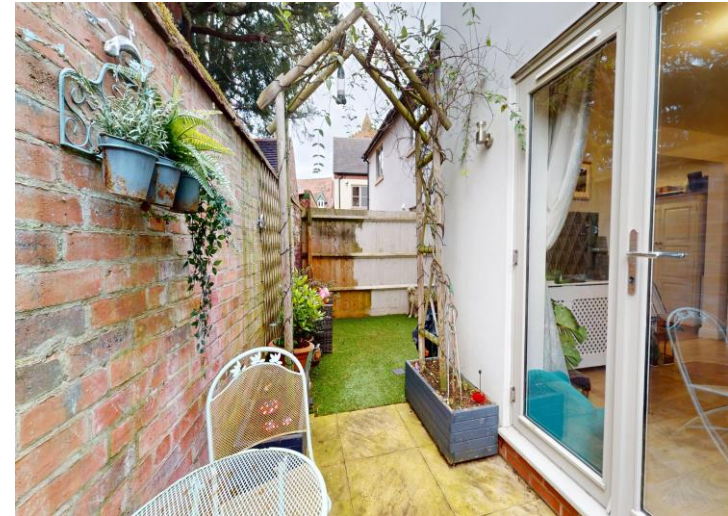
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A viewing is essential to fully appreciate the distinctive merits this property has to offer.



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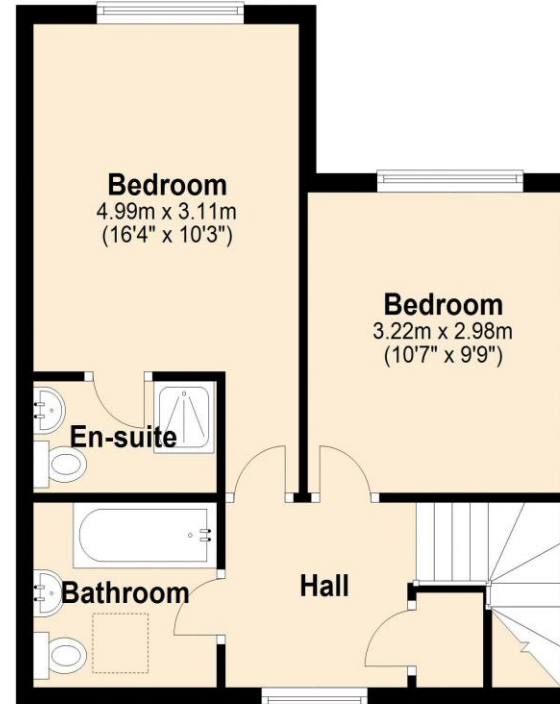
Ground Floor

Approx. 38.1 sq. metres (409.9 sq. feet)



First Floor

Approx. 38.5 sq. metres (414.0 sq. feet)



Total area: approx. 76.5 sq. metres (823.9 sq. feet)

All images used are for illustrative purposes only and are intended to convey the concept and vision for the development/apartments/houses. They are for guidance only, may alter as work progresses and do not necessarily represent a true and accurate depiction of the finished product and specification may vary.
Plan produced using PlanUp.

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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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