



**46 Gibbs Road, Newport, NP19 8AT**  
**Guide Price £260,000**

NO ONWARD CHAIN!! GUIDE PRICE: £260,000 - £270,000

This SEMI DETACHED, THREE BEDROOM property offers a fantastic living space, perfect for families or those looking for extra room. The ground floor features a spacious living room, a dedicated dining area, and a fitted kitchen, ideal for everyday living and entertaining. Upstairs, you'll find three generously sized double bedrooms, all offering ample space and comfort. The family bathroom provides a relaxing space for unwinding at the end of the day. The rear garden is a real highlight, offering the perfect setting for hosting gatherings or simply enjoying a peaceful retreat. Additional benefits include a garage and driveway parking, providing plenty of convenience and storage.

Gibbs Road is in close proximity to schools, local amenities and transport links!

This property truly combines practical living with modern comforts. Don't miss the opportunity to make this your new home!

Council Tax Band: D  
EPC Rating: D



Lakeside House, Llantarnam Parkway, Cwmbran, NP44 3GA  
**Telephone:** 01633 838 888 **Email:** cwmbran@sageandco.co.uk

**[www.sageandco.co.uk](http://www.sageandco.co.uk)**

Entrance

Part glazed front entrance door to;

Entrance Hall

Double glazed obscure window to front, doors to;

Lounge

17'7" x 13'9" (5.37 x 4.21)

Double glazed window to front, two radiators, coving, spot lights to ceiling, wood laminate flooring, stairs to first floor, doors to;

Dining Room

10'10" x 9'11" (3.32 x 3.04)

Double glazed patio doors to rear, radiator, coving.

Kitchen

7'0" x 11'6" (2.15 x 3.52)

Fitted with a range of base and eye level wall units, roll edge work tops, inset stainless steel sink and drainer unit, inset gas hob with filter hood over, inset eye level double oven, plumbing for automatic washing machine, part glazed door to rear, double glazed window to rear, built-in storage cupboard, ceramic tile splash backs.

First Floor

Double glazed window to side, radiator, access to loft space, doors to;

Bedroom One

13'9" x 9'11" (4.20 x 3.04)

Double glazed window to front, radiator, coving, built-in airing cupboard housing boiler.

Bedroom Two

11'9" x 11'6" (3.60 x 3.52)

Double glazed window to front, double radiator.

Bedroom Three

10'10" x 13'0" (3.32 x 3.97)

Double glazed window to rear, radiator, coving.

Bathroom

6'1" x 8'2" (1.87 x 2.50)

Four piece suite comprising; Panelled bath, shower cubicle with electric shower, low level WC, pedestal wash hand basin, ceramic tile walls, radiator, obscure double glazed window to rear, extractor fan.

Outside

To the front of the property - Off road parking, access to garage with power and light connected, side gate access to rear, steps to front entrance door.

Enclosed rear garden, mainly laid to lawn with remainder laid to patio.

Tenure

We have been advised that the property is Freehold, to be verified.

