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## 41 Cae Perllan Road, Newport, NP20 3FU

### Guide Price £290,000

GUIDE PRICE: £290,000 - £300,000

Offered to the market is this beautifully presented THREE BEDROOM SEMI DETACHED property, ideally situated on the sought-after Cae Perllan Road in Newport. This delightful home is perfect for families, first-time buyers, or anyone seeking convenient access to local amenities and transport links.

The ground floor boasts a spacious open-plan living and dining area, ideal for both relaxing and entertaining. A fully fitted kitchen completes the ground floor accommodation, providing ample storage and worktop space.

Upstairs, you'll find three bedrooms along with a stylish and contemporary shower room.

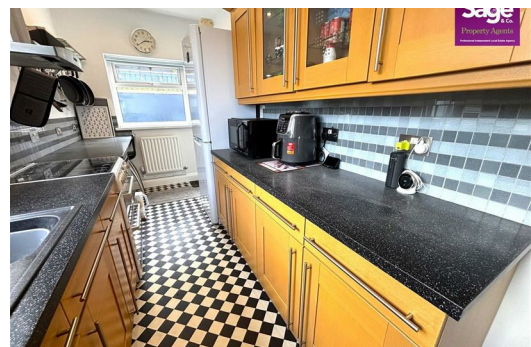
Externally, the property benefits from generous front and rear gardens, offering plenty of outdoor space. To the rear, there is a GARAGE and OFF ROAD parking for multiple vehicles – a rare and valuable feature in this area.

Located just a short distance from Newport City Centre, the property enjoys excellent access to public transport, local schools, shops, and major road links including the M4.

A fantastic opportunity – not to be missed. Early viewing is highly recommended.

EPC Rating: C

Council Tax Band: D



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Entrance

Front entrance door to;

Entrance Hall

Stairs to first floor, double radiator, obscure feature double glazed window to front, doors to;

Kitchen

15'1" x 6'5" (4.62m x 1.98m)

Fitted with a range of base and eye level wall units, work preparation surfaces over, inset composite one and a half bowl sink and drainer unit with mixer tap over, space for fridge freezer, space for gas cooker, breakfast bar, radiator, part glazed door to side, double glazed window to side and front aspects, plumbing for automatic washing machine

Open Plan Living and Dining Room

Living Room

9'10" x 12'10" (3.00m x 3.93m)

Double glazed bay fronted window, radiator and double radiator

Dining Area

10'0" x 12'6" (3.06m x 3.83m)

Double glazed bay window to rear, radiator, feature electric fire

First Floor

Access to loft space, obscure double glazed window to side, doors to;

Bedroom One

9'10" x 12'6" (3.00m x 3.82m)

Double glazed bay window to rear, radiator, built in cupboard housing boiler

Bedroom Two

10'0" x 12'6" (3.06m x 3.82m)

Double glazed bay fronted window, radiator

Bedroom Three

6'8" x 6'4" (2.04m x 1.95m)

Double glazed window to front, radiator

Shower Room

6'0" x 6'3" (1.83m x 1.92m)

Contemporary three piece suite comprising; mains shower with shower screen, low level WC, pedestal wash hand basin, obscure double glazed window to rear, chrome towel radiator, ceramic tiled flooring and splashbacks to walls

Outside

Front - Steps leading up to front entrance door and side gate access to rear. Tiered levels of artificial lawn and tap connected. Rear - Enclosed tiered rear garden, lower level laid to patio, steps leading to upper level mainly laid to lawn and gravel with additional steps to driveway parking and garage (garage has power and lighting connected).

Tenure

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

