



## 21 Graig Road, Newport NP11 5FS

**Guide price £290,000**

**\*\* GUIDE PRICE £290,000 - £299,000 \*\*DETACHED BUNGALOW, SOUGHT AFTER LOCATION\*\***

Parkmans are delighted to offer for sale this generously sized and well maintained, three-bedroom detached bungalow offering excellent accommodation throughout.

The property provides three bedrooms, two reception rooms, fitted kitchen, utility and two shower rooms. The property further benefits from generous gardens to the front and rear with outstanding views and a large driveway providing ample off road parking and garage.

Situated within easy access to main road networks and railways for those needing to commute and close proximity to primary and secondary schools. We highly recommend a viewing of this property to fully appreciate.

Tenure: We are advised Freehold  
Council Tax Band: E  
EPC: D





### Entrance Porch

UVPC door to front, textured finish to walls & ceiling, vinyl to flooring, door leading to main Hallway.

### Hallway

Textured finish to walls & ceiling, carpet to flooring, stairs leading to first floor, radiator.

### Reception Room One

11'2" x 12'2" (3.41 x 3.73)

UVPC bay window to front aspect, textured finish to walls & ceiling, carpet to flooring, radiator.

### Reception Room Two

10'11" x 11'4" (3.34 x 3.46)

UVPC bay window to front aspect, textured finish to walls & ceiling, carpet to flooring, radiator.

### Kitchen

9'1" x 10'10" (2.77 x 3.31)

UVPC window to rear aspect, tiles to floor and walls, textured ceiling. matching wall/floor units, sink with drainer, double oven, gas hob.

### Utility Room

7'8" x 8'2" (2.34 x 2.50)

UVPC window to side aspect, tiles to floor and walls, textured ceiling. matching wall/floor units, sink with drainer,

### Shower Room One

6'5" x 6'7" (1.96 x 2.01)

UVPC window to rear aspect, tiles to floor and walls, textured ceiling, step in shower, WC, wash hand basin.

### Bedroom

11'9" x 10'9" (3.60 x 3.28)

UVPC window to front and rear aspect, textured finish to walls & ceiling, carpet to flooring, radiator. built in wardrobe.

### Rear Porch

10'10" x 7'1" (3.32 x 2.17)

X2 UVPC doors leading to front and rear of the property, tiles to floor, PVC wall panels to all walls.

### Shower Room Two

2'6" x 5'0" (0.78 x 1.53)

Tiles to floor and walls, textured ceiling, step in shower, WC, Wash hand basin.

### Landing

Textured finish to walls & ceiling, carpet to flooring,

### Loft Room One

9'2" x 9'7" (2.80 x 2.93)

UVPC window to rear aspect, textured finish to walls & ceiling, carpet to flooring, Built in storage.

### Loft Room Two

8'8" x 7'7" (2.65 x 2.33)

UVPC window to front aspect, textured finish to walls & ceiling, carpet to flooring, built in storage.

### Loft Room Three

10'7" x 5'0" (3.23 x 1.53)

UVPC window to side aspect, textured finish to walls & ceiling, carpet to flooring.

### Externally

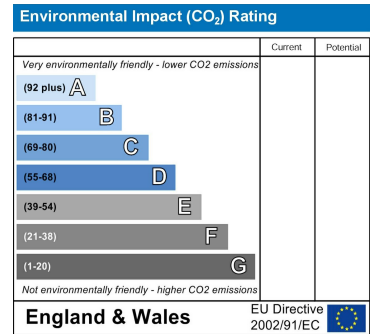
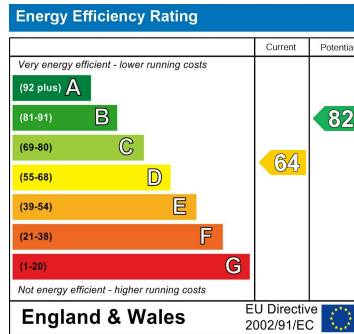
Externally the property benefits from a driveway and garage to the front .

To the rear- large patio area leading to steps taking you to the top of the garden where there is another patio area, perfect place to enjoy the views.

TENURE: Freehold

EPC: E

COUNCIL TAX BAND: E



Authorised and Regulated by the Financial Conduct Authority in Respect of Insurance Mediation Only. William Parkman & Daughters Ltd Registered in England & Wales No. 5401197. Registered Office: as above.