



## 1 Manor Road, Newport NP11 6JZ

**£244,950**

**\*\* FANTASTIC OPPORTUNITY - EXCELLENT SIZE FAMILY HOME IN POPULAR LOCATION\*\*  
\*\*REDUCED\*\***

Parkmans are delighted to offer for sale this amazing extended, well maintained, three bedroom semi detached property within the popular location of Risca, close to local amenities including schools and excellent local transport links.

The property offers two large reception rooms, good size fitted kitchen and ground floor shower room/wc.

To the first floor are three good size bedrooms and first floor shower room/wc.

Externally the property further benefits from ample off road parking and garage with a good size enclosed rear garden.

The property has been well maintained throughout and also has UPVC double glazing and gas central heating.

Viewing is recommended at the earliest opportunity.



### Entrance Porch

Double glazed front door, half panel and half textured walls, coved ceiling, carpeted, door to entrance hall.

### Entrance Hall

Papered walls, radiator, carpeted, stairs to first floor.

### Reception One

11'6" x 13'1" (3.53 x 4.01)

UPVC double glazed window to front, papered walls, coved ceiling, feature fire place with marble effect hearth and coal effect fire, radiator, power points, carpeted, sliding doors to reception two.

### Reception Two

12'1" x 12'5" (3.69 x 3.81)

UPVC double glazed French doors to rear, papered walls, coved ceiling, feature fire place with coal effect fire, radiator, power points, carpeted, under stairs storage cupboard,

### Kitchen

13'1" x 7'6" (4.01 x 2.31)

Fitted base and wall units, roll edge work surfaces over, splashback tiling, stainless steel single drainer sink with mixer tap, eye level double oven and integrated microwave, gas hob, plumbing for automatic washing machine, radiator, power points, vinyl flooring, UPVC double glazed window and door to side.

### Shower Room

4'7" x 7'7" (1.40 x 2.32)

Double shower cubicles, low level wc with concealed cistern, vanity wash hand basin with mixer tap in inset unit, fully tiled, vinyl flooring, UPVC double glazed obscured window to rear, coved ceiling with spotlights.

### Landing

Papered walls and coved ceiling, roof access hatch, carpeted, panel doors to all rooms.

### Bedroom One

11'10" x 13'10" (3.63 x 4.24)

X2 UPVC double glazed windows to front, fitted wardrobes, papered walls, coved ceiling, radiator, power points, carpeted.

### Bedroom Two

11'6" x 8'7" (3.51 x 2.64)

UPVC double glazed window to rear, fitted wardrobes, papered walls, coved ceiling, radiator, power points, carpeted.

### Bedroom Three

9'5" x 8'0" (2.89 x 2.46)

UPVC double glazed window to side and rear, fitted wardrobes, papered walls, coved ceiling, radiator, power points, carpeted.

### Shower Room

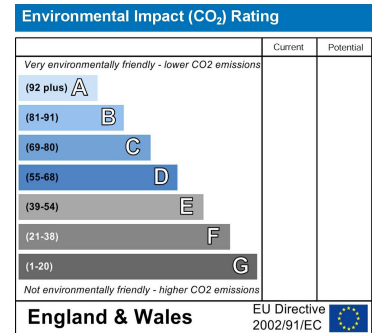
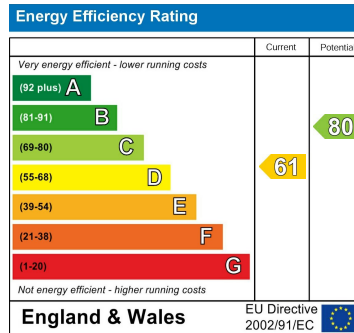
8'7" x 4'8" (2.63 x 1.43)

Double shower cubicles, low level wc with concealed cistern, vanity wash hand basin with mixer tap in inset unit, fully tiled, tiled floor, heated towel radiator, storage cupboard housing boiler.

### External

To the front: Large paved driveway providing ample off road parking, access to garage.

To the rear: Enclosed garden, with patio, shed, slate chippings, raised planters along side, garage access



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