



## 46 Maindee Road, Newport NP11 7HR

Asking price **£135,000**

**\*\*EXCELLENT FIRST TIME BUY/FAMILY HOME\*\*NEW REDUCED PRICE\*\***

Parkmans are pleased to offer for sale this spacious well maintained family home located in the village of Cwmfelinfach, close to local amenities including school, doctors and within walking distance to the Sirhowy Valley Walk and also conveniently located for those needing to commute.

The property comprises of three good size bedrooms, large lounge/dining room, fitted kitchen, conservatory/kitchen and ground floor bathroom. The property further benefits from UPVC double glazing, gas central heating, and rear garden.

A viewing of this property is recommended to appreciate all it has to offer.

TENURE: We are advised by the vendor Leasehold  
COUNCIL TAX BAND: B  
EPC: D



### Entrance Hall

4'8" x 3'7" (1.43 x 1.10)

UPVC double glazed front door, plastered walls, carpeted, panel door to lounge/dining room.

### Lounge/Dining Room

23'9" x 15'7" (7.24 x 4.75)

UPVC double glazed window to front and rear, plaster walls, radiator, power points, carpeted, stairs to first floor, gas fire.

### Kitchen

10'2" x 9'1" (3.11 x 2.79)

Fitted base and wall units, roll edge work surfaces, power points, radiator, vinyl flooring, UPVC double glazed window and door to side.

### Conservatory/Kitchen

15'9" x 9'8" (4.81 x 2.96)

Fitted with a range of base and wall units, roll edge work surfaces over, polycarbonate bowl and a half single drainer sink with mixer tap, plumbing for automatic washing machine, radiator, power points, tiled floor, UPVC double glazed french doors and window to rear.

### Shower Room

4'11" x 8'2" (1.51 x 2.49)

UPVC double glazed obscured window to rear, modern fitted suite comprising of walk-in twin shower cubicle with mains connected twin head shower, concealed cistern, low level wc, inset wash hand basin set in vanity unit, fully tiled, heated towel radiator.

### Landing

12'10" x 4'11" (3.92 x 1.50)

Roof access hatch, carpeted, doors leading to bedrooms.

### Bedroom One

11'9" x 15'1" (3.60 x 4.61)

x2 UPVC double glazed windows to front, radiator, power points, carpeted.

### Bedroom Two

10'2" x 9'4" (3.10 x 2.87)

UPVC double glazed window to rear, radiator, power points, carpeted.

### Bedroom Three

10'3" x 8'7" (3.14 x 2.64)

UPVC double glazed window to rear, radiator, power points, carpeted, storage cupboard housing combi boiler.

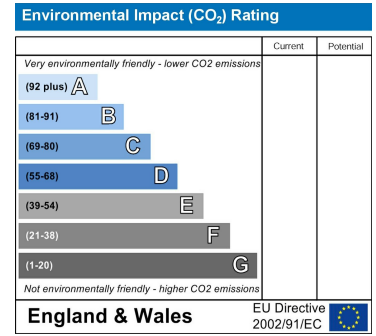
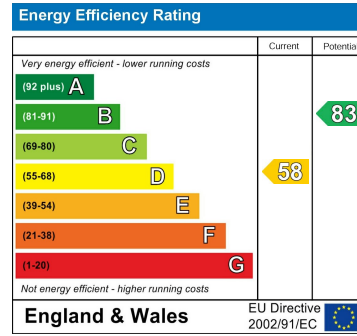
### Externally

To the rear the property benefits from patio area, lawn, large shed and rear and side access.

TENURE: Freehold

EPC: TBC

COUNCIL TAX BAND: B



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.