



## 26 Gelli Crescent, Newport NP11 6QG

**£324,950**

**\*\*FANTASTIC DETACHED BUNGALOW - SOUGHT AFTER LOCATION\*\***

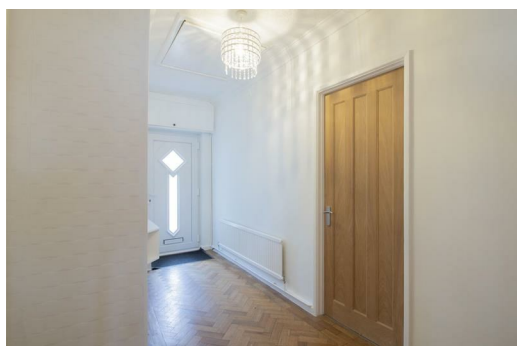
Parkmans are pleased to present this well presented two/three bedroom bungalow, situated in the popular location of Gelli crescent, Risca. Located close to local shops and convenient for links to M4 and trains.

The property consists of an entrance hallway, sitting room/third bedroom, lounge/dining room, fitted kitchen, rear porch, shower room and two double bedrooms. There is the added benefit of a loft room which is accessed via a pull down loft ladder located in the main hallway.

The property is situated on a good size plot with well laid and maintained gardens to the front and rear. To the front is a lawn area with paved side access and planted borders. To the rear the property benefits from a patio and decking area with steps leading down to a lawn and stone chippings and a pond and fantastic views. The property also benefits from a detached garage and gated driveway providing off road parking.

Viewings are highly recommended.

Tenure: We are advised freehold  
Council Tax Band: D  
EPC: D



## Hallway

14'9" x 6'8" (4.51 x 2.04)

Composite front door, emulsion walls, feature wallpaper to one wall, textured ceiling, radiator, original parquet flooring.

## Sitting Room/Bedroom Three

13'0" x 10'7" (3.98 x 3.23)

UVPC window to front aspect, wallpaper to walls, textured ceiling, wooden flooring, electric feature fire, radiator. power points.

## Lounge/Dining Room

15'5" x 11'3" (4.72 x 3.44)

UVPC sliding patio doors to rear aspect, UVPC window to side aspect, emulsion walls feature wallpaper to one wall, textured ceiling, wooden flooring, radiator, power points.

## Shower Room

6'5" x 8'6" (1.96 x 2.61)

UVPC window to side aspect, PVC plastic to splash back, vinyl to flooring, step in shower cubicle, WC and wash hand basin, built in storage, radiator.

## Kitchen

6'7" x 14'7" (2.03 x 4.47)

UVPC window to rear, emulsion walls and ceiling, tiles to splash back, vinyl to flooring, matching cream wall and floor units, sink, electric hob and oven with extractor fan, space for free standing appliances, radiator, power points.

## Bedroom One

11'8" x 11'10" (3.56 x 3.63)

UVPC window to front and side aspect, emulsion walls and ceiling, feature wallpaper to one wall, carpet to flooring, radiator, power points.

## Bedroom Two

9'1" x 15'0" (2.77 x 4.58)

UVPC window to side aspect, emulsion walls textured ceiling, feature wallpaper to one wall, radiator, power points, built in wardrobes.

## Rear Porch

11'8" x 8'3" (3.57 x 2.52)

UVPC windows to side and rear aspect, UVPC doors to front and rear, emulsion finish to walls, carpet and tiles to flooring.

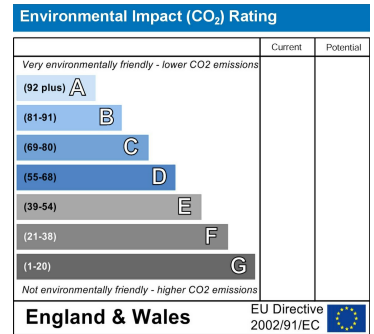
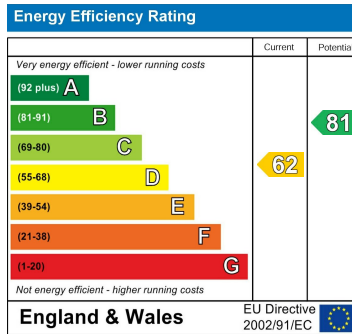
## Loft

15'0" x 9'9" (4.58 x 2.98)

UVPC window to rear aspect, textured walls and ceiling, carpet to flooring, built in storage, currently being used as a bedroom but does not benefit from building regulations and is accessed via a pull down ladder.

## External

The property has a well laid and maintained lawn area to the front of the property with paved steps leading down to the main entrance of the property, planted side border and paved side access leading to the rear of the property. To the rear there is a paved patio and decking area with steps leading down to lawn, stone chippings, planted borders and a pond. Detached garage and gated driveway.



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