



98 Manor Way, Newport NP11 6AD

£184,950

Welcome to this charming property located on Manor Way in the lovely area of Risca, Newport.

As you step inside, you'll be greeted by the entrance hallway, WC, not just one, but two inviting reception rooms, offering ample space for entertaining guests. The addition of a conservatory provides a tranquil spot to enjoy a cup of tea while overlooking the beautifully landscaped rear garden and a good sized kitchen. To the first floor there are three good size bedrooms and the shower room.

The front and rear gardens are ideal for those with green fingers or for creating a peaceful outdoor sanctuary to unwind after a long day. Imagine enjoying a summer barbecue with friends or sipping your morning coffee surrounded by nature.

Located in a peaceful neighbourhood, this property offers a perfect blend of comfort and convenience. With easy access to local amenities, schools, and transport links.

Don't miss out on the opportunity to make this house your own. Contact us today to arrange a viewing and take the first step towards finding your dream home.

TENURE: We are advised Freehold
EPC: D
COUNCIL TAX BAND: B



Hallway

UVPC door to front aspect, carpet to flooring, emulsion finish and wallpaper to walls, textured ceiling, radiator, access to first floor via staircase.

WC

4'3" x 2'11" (1.30 x 0.89)

Laminate to flooring, emulsion finish to walls, textured ceiling, WC, wash hand basin, radiator, built in storage.

Lounge

13'4" x 12'7" (4.07 x 3.86)

UVPC window to front aspect, carpet to flooring, wallpaper to walls, textured ceiling, radiator.

Dining Room

10'4" x 9'1" (3.15 x 2.79)

UVPC sliding patio doors leading into the conservatory, laminate to flooring, wallpaper to walls, textured ceiling, radiator.

Kitchen

11'1" x 9'8" (3.39 x 2.95)

UVPC window and door to rear and side aspect, tiles to flooring, emulsion finish to walls, textured ceiling, tiles to splash back, matching wall and floor units, space for free standing appliances, built in storage.

Conservatory

10'7" x 8'9" (3.25 x 2.69)

UVPC windows and patio doors to rear and side aspect, laminate to flooring, radiator.

Landing

UVPC window to side aspect, carpet to flooring, wallpaper to walls, textured ceiling, built in storage cupboard.

Bedroom One

11'2" x 10'5" (3.41 x 3.18)

UVPC window to front aspect, carpet to flooring, wallpaper to walls, textured ceiling, radiator, built in storage.

Bedroom Two

10'3" x 11'1" (3.13 x 3.38)

UVPC window to rear aspect, carpet to flooring, wallpaper to walls, textured ceiling, radiator, built in storage.

Bedroom Three

8'9" x 8'5" (2.69 x 2.58)

UVPC window to front aspect, carpet to flooring, wallpaper to walls, textured ceiling, radiator.

Shower Room

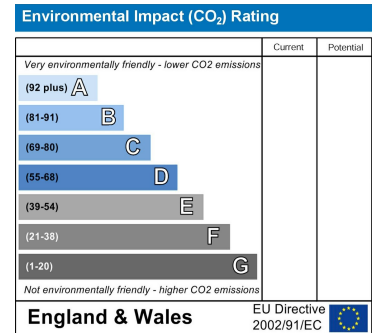
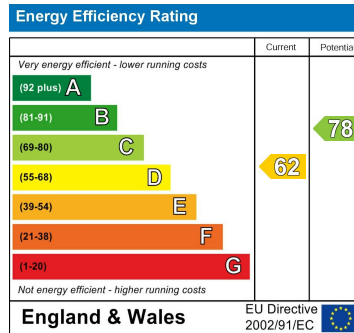
7'11" x 7'7" (2.43 x 2.33)

UVPC window to rear and side aspect, tiles to walls and flooring, step in shower, WC, wash hand basin, heated towel rail.

External

To the front of the property are steps leading down to the main entrance with side access onto the rear garden there is also lawn to the front with mature shrubbery.

To the rear there is a patio area and good size lawn, mature shrubbery with a stone built storage shed.



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.