



## 65 Elm Drive, Newport NP11 6HN

**£180,000**

**\*\*EXCELLENT FIRST TIME BUY\*\***

Nestled in the charming area of Elm Drive, Risca, Newport, this delightful semi-detached house presents an excellent opportunity for families and first-time buyers alike. Inside to the ground floor, you will find two spacious reception rooms, good size fitted kitchen. These versatile spaces can be tailored to suit your lifestyle with natural light that floods these rooms creates a bright and airy atmosphere, enhancing the overall appeal of the home. To the first floor are three good size bedrooms, providing ample space for family members or guests. The layout is thoughtfully designed to ensure privacy and comfort for everyone.

Situated in a friendly neighbourhood, this home is conveniently located near local amenities, schools, and parks, making it an ideal choice for families.

In summary, this semi-detached house on Elm Drive is a wonderful opportunity with its good size living spaces, comfortable bedrooms, and prime location, it is a property not to be missed.

TENURE: We are advised Freehold

COUNCIL TAX BAND: B

EPC: D



Entrance Hall

5'8" x 12'6" (1.73 x 3.83)

UPVC double glazed front door, wallpapered walls, textured ceiling, radiator, carpet to floor.

Living Room

12'2" x 12'10" (3.73 x 3.92)

UPVC double glazed window to front, wallpapered walls, textured ceiling, electric fireplace with surround, radiator, power points, carpet to floor.

Dining Room

8'7" x 10'0" (2.63 x 3.05)

UPVC double glazed window to rear, wallpapered walls, textured ceiling, radiator, power points, carpet to floor.

Kitchen

10'1" x 11'1" (3.08 x 3.39)

UPVC double glazed door to side, UPVC double glazed window to rear, fitted with a range of matching base and wall units, roll edge worktop, stainless steel sink with drainer and mixer tap, tile splash back, plastered walls, textured ceiling, radiator, power points, tiled floor.

Landing

6'6" x 7'5" (1.99 x 2.28)

UPVC double glazed window to side, wallpaper walls, textured ceiling, carpet to floor, cupboard housing a combi boiler.

W/C

4'7" x 2'11" (1.4 x .7)

UPVC double glazed window to side, low level W/C tiled walls, textured ceiling, laminate floor.

Shower Room

7'2" x 4'7" (2.2 x 1.41)

UPVC double glazed window to rear, walk in shower, pedestal hand wash basin, tiled walls, plastered ceiling, radiator, vinyl floor.

Bedroom 1

10'0" x 11'0" (3.05 x 3.36)

UPVC double glazed window to front, wallpapered walls, textured ceiling, radiator, built in storage, power points, carpet to floor.

Bedroom 2

10'7" x 9'8" (3.23 x 2.97)

UPVC double glazed window to rear, wallpapered walls, textured ceiling, radiator, built in storage, power points, carpet to floor.

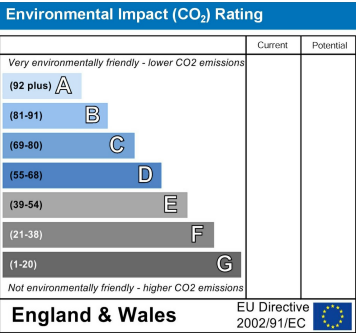
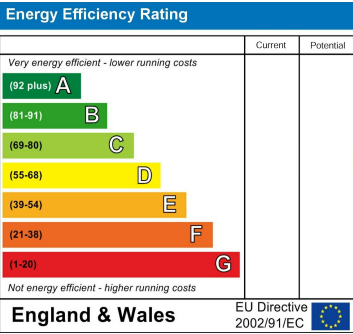
Bedroom 3

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

UPVC double glazed window to front, wallpapered walls, textured ceiling, radiator, built in wardrobe's, power points, carpet to floor.

External

Front: Steps leading up to front of property, small lawn and flower bed area and patio, side pathway leading to rear garden. To the rear: patio area , shed, steps leading to lawn area.



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