



## 95 High Meadow, Newport NP11 5AE

**Asking price £230,000**

**\*\*NEWLY RENOVATED\*\* GOOD SIZE FAMILY HOME\*\***

Nestled in the charming area of High Meadow, Abercarn, Newport, this delightful semi-detached house offers a perfect blend of comfort and convenience and each room is filled with natural light. With a good size separate lounge, large fitted kitchen/dining room/family room and three spacious bedrooms, the well-proportioned layout ensures that each room flows seamlessly into the next, creating a warm and inviting atmosphere. The house has recently undergone a full renovation and boasts brand new Shaker style fitted kitchen, modern new first floor bathroom, all new UPVC double glazed doors, windows and internal doors and flooring throughout. The property further benefits from a new boiler/heating system, new electrics and insulation and generous front and rear gardens.

High Meadow is a sought-after location, known for its friendly community and proximity to local amenities. Residents can enjoy easy access to shops, schools, and parks, making it an excellent choice for families and professionals alike. The surrounding area offers a variety of outdoor activities, perfect for those who appreciate nature and the great outdoors. This semi-detached house presents a wonderful opportunity for anyone looking to settle in a peaceful yet accessible area. With its appealing features and prime location, it is a property not to be missed. Whether you are a first-time buyer or seeking a family home, this residence is sure to meet your needs and exceed your expectations.

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



Entrance Hall

6'0" x 10'5" (1.84 x 3.20)

New Composite front door, plastered walls and ceiling, carpet to floor.

Reception Room

14'6" x 10'6" (4.42 x 3.21)

UPVC double glazed window to front, plastered walls and ceiling, radiator, power points.

Kitchen/Dining Room/Family Room

20'11" x 9'5" (6.4 x 2.89)

UPVC double glazed door to side and x2 windows to rear, under stairs cupboard housing the boiler, matching fitted Shaker style base and wall units, roll edge work top, integrated electric oven and hob, stainless steel bowl and a half with drainer and mixer tap, plastered walls and ceiling, vinyl floor, radiator, power points.

Landing

UPVC double glazed window to side, plastered walls and ceiling, carpet to floor.

Bedroom 1

9'9" x 14'8" (2.99 x 4.49)

UPVC double glazed windows to rear, plastered walls and ceiling, radiator, power points.

Bedroom 2

11'2" x 10'8" (3.41 x 3.27)

UPVC double glazed window to front, plastered walls and ceiling, radiator, power points.

Bedroom 3

9'6" x 7'6" (2.91 x 2.31)

UPVC double glazed window to front, plastered walls and ceiling, radiator, power points.

Bathroom

6'0" x 5'2" (1.85 x 1.59)

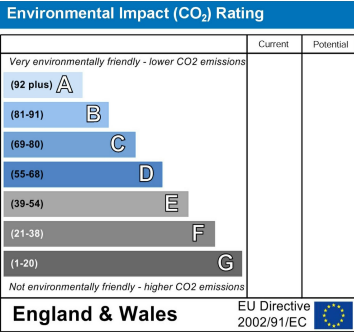
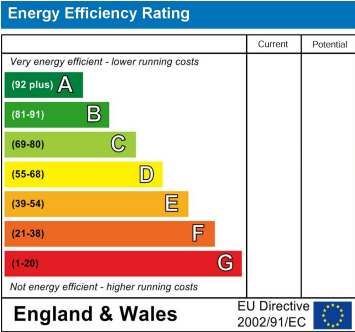
UPVC double glazed obscured window to rear, close couple w/c, pedestal hand wash basin, panel bath with shower over, tile splash back, heated towel rail, plaster walls and ceiling, vinyl floor.

Exterior

To front: Steps leading up to the property, hedging and shrubbery, lawn area.

To side: Out buildings with new roof comprising of two sheds and outside w/c

To rear: Steps to garden, variety of mature hedges and trees, large lawn area.



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