



## 1 Cobden Place, Newport NP11 7PJ

**Offers over £235,000**

**\*\*GOOD SIZE, WELL PRESENTED END TERRACE HOUSE\*\*DETACHED GARAGE\*\***

Parkmans are delighted to offer for sale, this delightful end terrace house, nestled in the charming area of Cobden Place, Cross Keys, Newport. The property presents an excellent opportunity for families and professionals alike. With its inviting façade and well-thought-out layout, this property boasts two spacious reception rooms with log burner and a large fitted kitchen perfect for entertaining guests or enjoying quiet family evenings.

The house features three good size bedrooms with an additional loft room, providing ample space for relaxation and privacy with a ground floor cloakroom/wc and a first floor bathroom ensuring convenience for all occupants, making morning routines a breeze. In addition to its generous living space, the property offers a level, enclosed rear garden along with a detached garage, a valuable asset. The location is ideal, with easy access to local amenities, schools, and transport links, making it a perfect choice for those seeking a blend of comfort and convenience.

This end terrace house is not just a place to live; it is a home where memories can be made. Do not miss the chance to view this lovely home.

Tenure: We are advised Freehold  
Council Tax Band: C  
EPC: D



Porch

UPVC double glazed door to front, plastered walls, textured ceiling, laminate floor.

Entrance Hall

Plastered walls, textured ceiling, laminate floor, carpeted stair, radiator.

Lounge

14'10" x 12'0" (4.54 x 3.68)

UPVC double glazed patio doors to rear, plastered walls and ceiling, coving, laminate floor, log burner with slate hearth, radiator, power points.

Dining Room

11'10" x 13'8" (3.62 x 4.19)

UPVC double glazed bay window to front, plastered walls and ceiling, coving, laminate floor, radiators, power points.

Kitchen

10'3" x 19'1" (3.14 x 5.82)

UPVC double glazed window and door to side, matching Shaker style base and wall units, roll edge work top, integrated electric oven and hob, tile splash back, ceramic bowl and a half with drainer and mixer tap, plastered walls and ceiling, coving, laminate floor, radiator, power points.

Cloakroom W/C

4'7" x 6'10" (1.4 x 2.1)

UPVC double glazed obscured window to rear, low level w/c, tiled floor and walls, plastered ceiling, radiator.

Landing

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

Bedroom 1

9'6" x 16'11" (2.90 x 5.17)

UPVC double glazed windows to front, plastered walls and ceiling, coving, laminate floor, radiator, power points.

Bedroom 2

11'1" x 11'0" (3.39 x 3.37)

UPVC double glazed window to rear, plastered walls and ceiling, coving, laminate floor, radiator, power points.

Bedroom 3

8'5" x 10'1" (2.57 x 3.08)

UPVC double glazed window to rear, plastered walls, textured ceiling, laminate floor, storage cupboard with combi boiler, radiator, power points.

Bathroom

6'3" x 6'9" (1.91 x 2.08)

UPVC double obscured glazed window to side, curve panel bath with shower over, vanity hand wash basin unit and low level w/c, tiled floor and walls, plastered ceiling, heated towel rail.

Attic Room

19'7" x 13'5" (5.97 x 4.1)

UPVC sky light window, plastered walls and ceiling, power points.

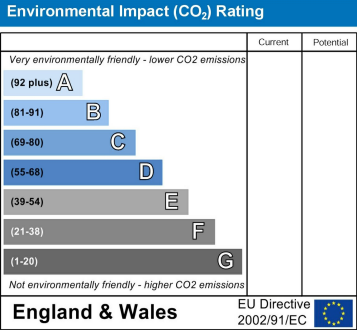
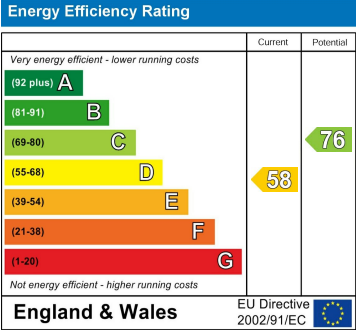
External

To Front: Patio slabbed forecourt

To Rear: Patio area, grass lawn area, small shrubbery.

Garage

Detached garage, with electric, roller shutter door, UPVC double glazed door and window to side.



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