

**16 Powell Close Newport, PO30 2NX**

**£320,000**



Offered CHAIN FREE!! This well-presented 3 bedroom chalet bungalow located in a quiet cul-de-sac on the outskirts of Newport. This spacious property consists of a modern-fitted kitchen, bright and spacious lounge/diner with sliding doors leading on to the garden and downstairs double bedroom. Upstairs consists of a modern family bathroom, single bedroom and master bedroom with stunning views. Outside offers a generously sized south facing garden with a patio area looking out to the picturesque countryside. Other benefits of the property includes a garage, off-road parking, double glazing and gas central heating. This is the perfect family home!!

**CHAIN FREE!!**

**SEMI-DETACHED CHALET BUNGALOW**

**STUNNING VIEWS**

**3 BEDROOMS**

**GARAGE & PARKING**

**CLOSE TO LOCAL SCHOOLS & NEWPORT  
TOWN CENTRE**



# ROOMS

## Entrance Hall

**Kitchen** 11' 5" x 6' 10" (3.48m x 2.09m)  
LVT Tile effect flooring. Modern-fitted kitchen with gas hob and electric oven. Sink drainer and room for white goods. Double glazed window to front and side aspect.

**Living Room** 10' 10" x 22' 1" (3.31m x 6.72m)  
Wooden flooring. Double glazed sliding doors to rear aspect. Double glazed window to rear aspect. Radiator.

**Bedroom 2 (Downstairs)** 11' 2" x 8' 4" (3.40m x 2.54m)  
Carpet flooring. Double glazed window to front aspect. Radiator.

**Bedroom 1** 17' 6" x 8' 4" (5.34m x 2.53m)  
Carpet flooring. Double glazed windows to front and rear aspect. Radiator.

**Bedroom 3** 10' 0" x 7' 6" (3.05m x 2.29m)  
Carpet flooring. Double glazed window to side aspect. Radiator.

**Family Bathroom** 7' 10" x 5' 7" (2.40m x 1.70m)  
Wood effect laminate flooring. Fitted-bath with overhead shower, sink basin & WC. Double glazed frosted window to side aspect. Radiator.

## Cupboard

### Project 40

16 Powell close, Newport  
TOTAL AREA: 89.82 m<sup>2</sup> - LIVING AREA: 74.44 m<sup>2</sup> - FLOORS: 2 - ROOMS: 12



#### ▼ Ground Floor

TOTAL AREA: 58.96 m<sup>2</sup> - LIVING AREA: 43.88 m<sup>2</sup> - ROOMS: 6



#### ▼ 1st Floor

TOTAL AREA: 30.56 m<sup>2</sup> - LIVING AREA: 30.56 m<sup>2</sup> - ROOMS: 6



THIS FLOOR PLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSORIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

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## Energy performance certificate (EPC)

16 Powell Close Newport NP23 5JG	Energy rating <b>D</b>	Valid until 17 March 2034
Property type Semi-detached house	Certificate number 9434-6927-7300-0177-6292	
Total floor area 81 square metres		

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.  
You can read guidance for landlords on the properties and landlords pages <https://www.gov.uk/guidance/properties-and-landlords> or <https://www.gov.uk/guidance/properties-and-landlords>.

### Energy rating and score

This property's energy rating is D. It has the potential to be B.

See how to improve this property's energy rating.



This graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

### Breakdown of property's energy performance

<https://find-an-energy-certificate.service.gov.uk/energy-certificates/9434-6927-7300-0177-6292>

