

29 Forest End Newport, PO30 5PG

£370,000



This beautifully presented home is located in Newport within walking distance of local schools, bus routes and shops. The property is modernised throughout with the downstairs consisting of living room, sitting room and kitchen with attached utility room and separate WC. The first floor consists of 3 good-sized bedrooms with built in wardrobes and shower room. The second floor offers two bedrooms and a shower room. Outside you have two enclosed gardens. Other benefits of the property include en-bloc garage, gas central heating and double glazing throughout.

MODERN THROUGHOUT

TWO GARDENS

EN-BLOC GARAGE

FIVE BEDROOMS

CLOSE TO LOCAL SHOPS AND SCHOOLS

DOUBLE GLAZING & GAS CENTRAL HEATING

ROOMS

Entrance Hall

PVC front door with double glazed windows either side. Entrance Hallway, Gas Radiator, Wooden flooring, stairway leading to 1st floor. Under stairs utilised for dog kennels.

Living Room 16' 1" x 12' 10" (4.9m x 3.9m)

Carpet throughout, double glazed window to the front aspect with a gas radiator below.

Kitchen 14' 5" x 8' 6" (4.4m x 2.6m)

Modern fitted kitchen, laminate flooring, PVC door to the rear aspect leading to the garden. Doorway off to utility room.

Utility room 5' 7" x 8' 6" (1.7m x 2.6m)

Laminate flooring, countertop space with a sink and drainer. Door off to

WC 3' 11" x 2' 7" (1.2m x 0.8m)

Separate low level WC, laminate flooring throughout and storage cupboard.

Dining Room 15' 9" x 12' 2" (4.8m x 3.7m)

Wooden flooring throughout, double glazed window to the front aspect, radiator on the wall.

Bedroom 3 15' 1" x 7' 7" (4.6m x 2.3m)

Well sized bedroom, carpet throughout, built in wardrobe, double glazed window to the rear aspect, radiator

Bedroom 1 16' 9" x 11' 10" (5.10m x 3.60m)



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Double bedroom, built in wardrobes, double glazed window to the front aspect.

Bedroom 2 16' 9" x 11' 10" (5.10m x 3.60m)

Carpet, built in wardrobes, double glazed window to front aspect, wall radiator

Shower Room 1 5' 3" x 6' 11" (1.6m x 2.1m)

Pedestal sink & toilet, round corner shower, frosted window to front aspect, LVT flooring

Bedroom 4 8' 2" x 11' 6" (2.50m x 3.50m)

Double glazed velux window, carpet throughout and wall radiator



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		