

10 Wilver Road Newport, PO30 5DX

£310,000



This modern 3 bedroom semi-detached house is located in Newport, within walking distance to local schools, Newport town centre & bus routes. This stunning property consists of a modern-fitted kitchen, open plan living/dining room, utility room & downstairs WC. Upstairs consists of two double bedrooms, one single bedroom & family bathroom. Outside offers garden & patio area. Other benefits of the property include a driveway for one vehicle, Gas central heating & double glazing. This is the perfect family home!!

3 BEDROOMS

DRIVEWAY

MODERN THROUGHOUT

SEMI-DETACHED

UTILITY ROOM

WALKING DISTANCE TO TOWN CENTRE

ROOMS

Entrance Hallway

Kitchen 9' 6" x 7' 10" (2.9m x 2.4m)

Wooden flooring. Modern-fitted kitchen with a dual gas hob & oven. Ceramic sink drainer. Boiler. Double glazed window to side aspect.

Utility room 5' 11" x 5' 11" (1.8m x 1.8m)

Vinyl flooring. Door leading on to garden to side aspect.

WC 2' 4" x 5' 11" (0.7m x 1.8m)

Vinyl flooring. WC & Sink. Double glazed frosted windows to side aspect.

Living/Dining room 23' 9" x 12' 10" (7.25m x 3.9m)

Wooden flooring. Log burner to side aspect. Double glazed bay windows to front aspect. Double glazed french doors to rear aspect. Radiator.

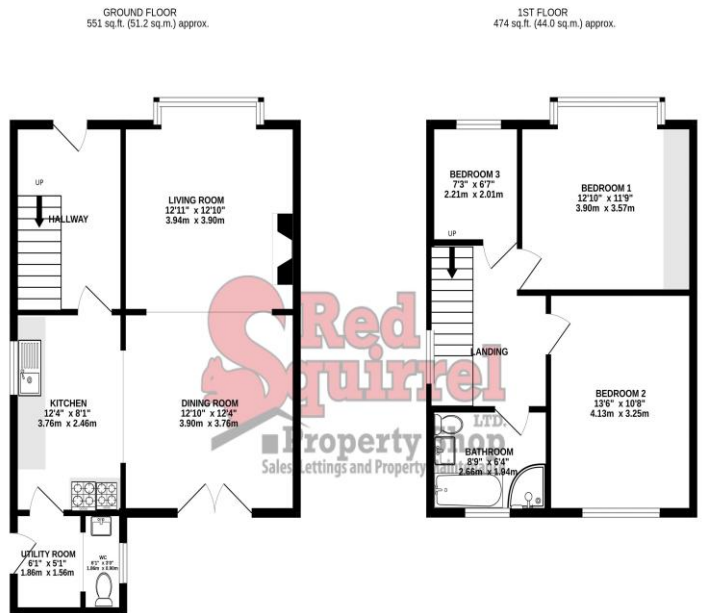
First Floor Landing

Family bathroom 6' 3" x 8' 2" (1.9m x 2.5m)

Laminate flooring. Corner shower & a stand alone bath. Sink & WC. Heated towel rail. Double glazed frosted window to rear aspect.

Bedroom 1 10' 2" x 10' 2" (3.1m x 3.1m)

Carpet flooring. Built-in wardrobes. Double glazed bay windows to front aspect. Radiator.



TOTAL FLOOR AREA: 1025 sq.ft. (95.2 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

