



**30 Channel View  
Bassaleg  
Newport**



**BEAUTIFULLY PRESENTED AND EXTENDED FOUR BEDROOM DETACHED HOME**

- BEAUTIFULLY PRESENTED THROUGHOUT
- DETACHED FAMILY HOME WITH FOUR BEDROOMS
- IMPRESSIVE OPEN PLAN KITCHEN/LOUNGE/DINER
- SEPARATE LOUNGE
- GROUND FLOOR WC
- MAIN BEDROOM FEATURING LUXURY EN-SUITE
- DRIVEWAY
- ENCLOSED REAR GARDEN
- WALKING DISTANCE TO AMENITIES
- MAIN ROAD LINKS CLOSE BY

**£375,000**



**CARDIFF**

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02920 456 444



**NEWPORT**

7 Baneswell Road  
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**PONTYPRIDD**

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Pontypridd, CF37 2TH  
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01443 485000

## **Channel View, Bassaleg, NP10 8PJ**

### **Introduction**

A fantastic opportunity to purchase this immaculately presented, extended detached family home situated in Bassaleg, just minutes from excellent amenities and major road connections. Within walking distance we have local shops, bus stops and very well regarded primary and secondary schools as well as easy access onto the M4 (J28).

The property has been much improved in recent years and also features a double-storey extension, adding to the already-spacious living space.

On entering the property we are welcomed into the hallway which leads off to a WC, a good-sized front lounge and an impressive open plan kitchen/lounge/dining area with integrated appliances to the kitchen. Upstairs, the landing leads off to FOUR good sized bedrooms with the main bedroom benefitting from a luxurious en-suite shower room.

Outside, the frontage offers parking for two cars then, to the rear, an enclosed garden laid to lawn and decking.

### **Tenure**

Freehold

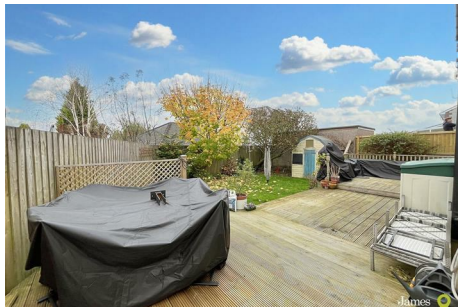
### **Council tax**

Band E

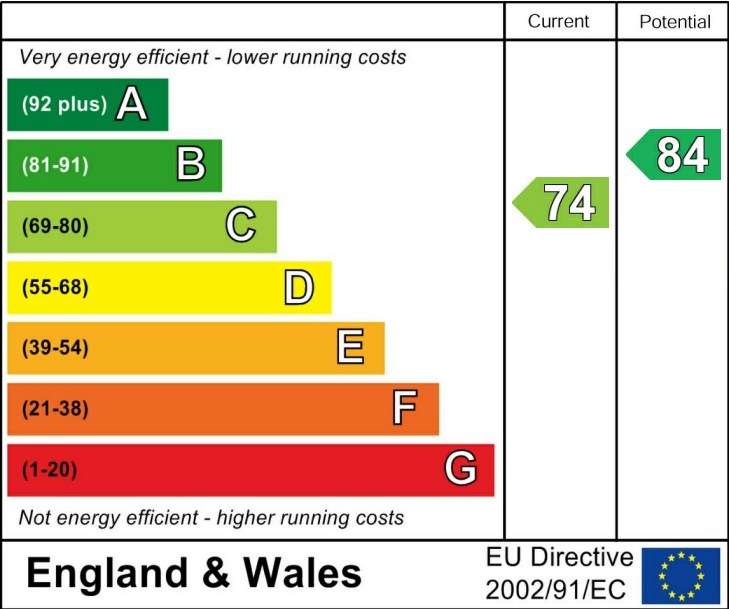
### **Viewing**

By prior appointment with vendors agents James Douglas. Tel: 01633 212666.

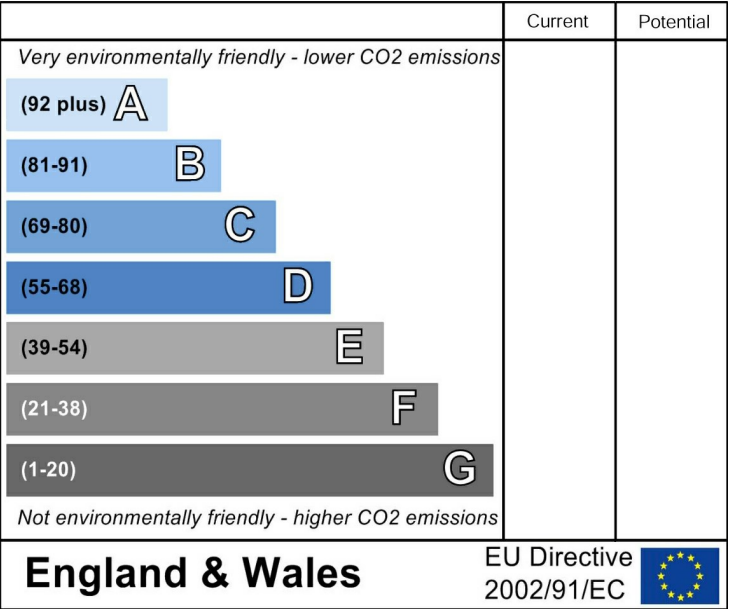
These particulars do not constitute an offer or contract of sale. Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and prospective purchasers should satisfy by inspection or otherwise as to the correctness of any statements or information contained therein.



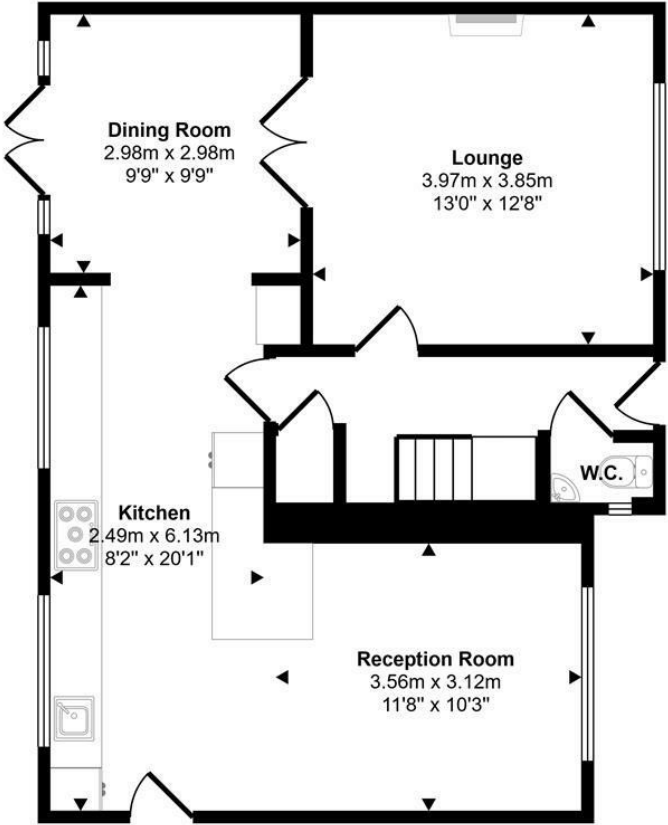
### Energy Efficiency Rating



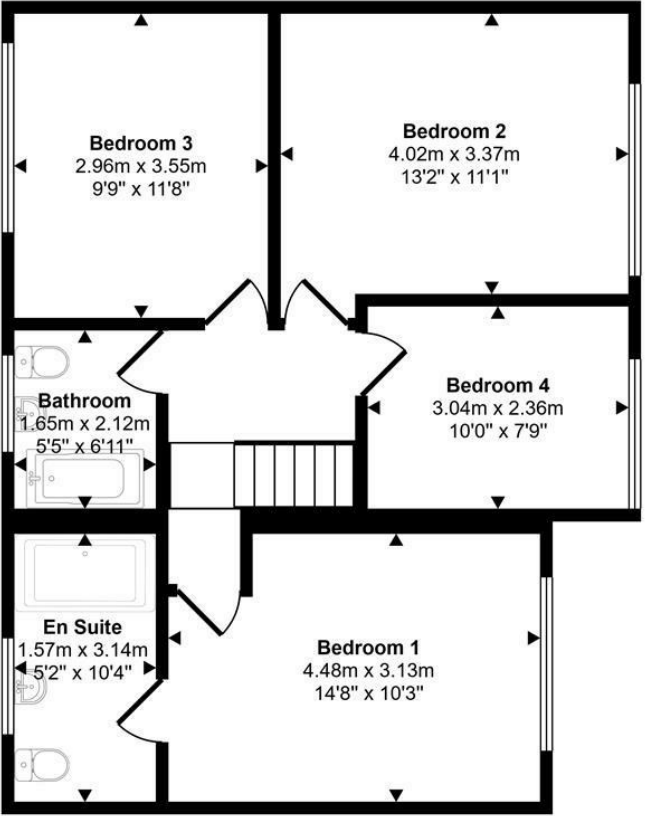
### Environmental Impact (CO<sub>2</sub>) Rating



Approx Gross Internal Area  
126 sq m / 1357 sq ft



Ground Floor  
Approx 63 sq m / 677 sq ft



First Floor  
Approx 63 sq m / 680 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.