



NEWPORT

Offers over £375,000



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To book a viewing call 01633 449884

172 BASSALEG ROAD

Newport, NP20 3PX



Ideal family home
Close to local shops and amenities
Close to the M4 Corridor

This fantastic four-bedroom semi-detached home offers a perfect blend of space, style, and practicality, making it an ideal choice for families or professionals. Boasting a private driveway, generous living areas, and excellent outdoor amenities, this property provides comfortable modern living in a sought-after Newport location. Upon entering, you have access into a spacious lounge, complemented by a second reception room that offers versatility as a family room or formal sitting area. The heart of the home is the stylish open-plan kitchen/diner, designed for entertaining and everyday living. A separate utility room adds convenience, featuring access to a steam room that doubles as a shower, along with a handy cloakroom. Upstairs, the property benefits from four well-sized bedrooms and a modern family bathroom. A loft conversion enhances the space further, providing a flexible additional room suitable as a bedroom, office, or playroom. This home is within easy reach of local shops, amenities, and highly regarded schools. This home is within easy reach of local shops, amenities, and highly regarded schools within an excellent catchment area. The nearby parks and green spaces provide excellent outdoor leisure opportunities with two parks just a short walking distance also a cycle and running path. While convenient access to the M4 corridor ensures easy commuting to Cardiff, Bristol, and beyond.



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KEY FEATURES

- Semi-detached
- Four bedrooms
- Two reception rooms
- Utility room
- Kitchen diner
- Outbuilding with sauna & shower



STEP INSIDE



Step into this family home on Bassaleg Road, where a bright and inviting hallway welcomes you into a thoughtfully designed living space.

At the front of the property, the lounge offers a peaceful retreat, featuring doors that open onto the front garden, flooding the room with natural light.

Adjacent to this, a second reception room with a charming bay window provides a versatile space - perfect as a cosy sitting room or an elegant dining area.

The heart of the home is the open-plan kitchen and dining area, designed for modern family living.

Approximate Gross Internal Area
 Main House = 147 Sq M/1582 Sq Ft
 Garage = 13 Sq M/140 Sq Ft
 Outbuilding = 14 Sq M/151 Sq Ft
 Total = 174 Sq M/1873 Sq Ft



Just off the kitchen, a practical utility room leads to a steam room that doubles as a shower, along with a convenient cloakroom and direct access to the rear garden.

Upstairs, you'll find four generously sized bedrooms, each offering comfort and style, along with a well-appointed family bathroom.

A staircase from the landing leads to a superb loft conversion, offering additional versatile space to suit your needs.

This exceptional home combines space, comfort, and practicality in a highly sought-after location - perfect for contemporary living.

STEP OUTSIDE



Step outside to discover a fantastic outdoor space designed for both practicality and relaxation.

At the front of the property, a spacious driveway provides off-road parking for multiple vehicles, alongside a beautifully maintained patio and lawned front garden, adding to the home's curb appeal.

Side access leads you to the rear garden, where you'll find a detached garage offering excellent storage or workshop potential. The garden itself is thoughtfully designed with split-level areas, combining a patio space ideal for outdoor dining and entertaining with a well-maintained lawn, perfect for children to play or for gardening enthusiasts. The garden also features a fish pond.

At the rear of the garden, a versatile outbuilding currently used as a sauna and additional storage provides endless possibilities, whether used as a home office, gym, or play room.

INFORMATION

Postcode: NP20 3PX

Tenure: Freehold

Tax Band: E

Heating: Gas

Drainage: Mains

EPC: C





DIRECTIONS

At High Cross Interchange, take the second exit onto Glasllwch Crescent (B4591), then take the first right onto Western Avenue. After approximately 0.5 miles, turn right onto Bassaleg Road, where the property will be located on the right-hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)	69	77
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.