



Brookfield Close, offers in excess of £250,000

- No Onwards Chain
- 999 Year Lease
- Multiple Reception Rooms
- Three Double Bedrooms
- Close to Local Amenities
- Excellent Transport Links
- EPC Rating: D



 3  1  3



About the property

Situated on the popular East Side of Newport is this extended, three double bedroom, semi detached house within walking distance to all local amenities, popular schools, bus routes, supermarkets, shopping at Newport Retail Park whilst also having the easiest of access to junction 24 of the M4 making it perfect for commuting.

This home as bags of potential and boasts spacious, extended living accommodation briefly comprising, to the ground floor: Entrance Hall, Living Room, WC, Storage Cupboard, Kitchen, Dining room, Conservatory & Sitting Room. On the first floor: Three Double Bedrooms & Wetroom. It also offer a big attic that is fully boarded and has the potential to be turn into an extra bedroom. Outside, to the front: Driveway providing off road parking & gated side access. To the rear, a low maintenance garden mainly laid to patio.

The property further benefits being sold with no onwads chain and large boarded attic which could potentially converted into fourth bedroom.

Call Newport Peter Alan today to book your viewing.



Accommodation

Entrance Hallway

Enter via uPVC door, door leading into;

Living Room

21' 6" x 14' 2" (6.55m x 4.32m)

uPVC windows to front, radiator and fitted carpet throughout

Kitchen

9' 10" x 12' (3.00m x 3.66m)

Window to rear, Matching wall and base units, integrated electric oven and hob, inset stainless steel sink, space for electrical appliances.

Breakfast Room

9' 10" x 12' (3.00m x 3.66m)

Door to side leading to rear garden, radiator and laminate flooring throughout.

Dining Room

11' 1" x 10' 4" (3.38m x 3.15m)

Fitted carpet throughout and radiator.

Snug

10' 4" x 12' (3.15m x 3.66m)

Patio doors to rear, fitted carpet and radiator.

Conservatory

18' 3" x 10' 4" (5.56m x 3.15m)

uPVC conservatory, electric heater.

Wc

Low Level WC, wash hand basin.

Bedroom One

9' 8" x 13' 5" (2.95m x 4.09m)

uPVC window to rear, Built in wardrobes and radiator.

Bedroom Two

14' 2" x 10' (4.32m x 3.05m)

uPVC window to front, radiator, built in wardrobes and fitted carpet throughout, built in storage.

Bedroom Three

12' 2" x 12' 1" (3.71m x 3.68m)

uPVC window to front, built in wardrobes and radiator.

Bathroom

uPVC window to rear, low level WC, wash hand basin and walk in shower.

Outside

Rear - Enclosed rear garden, mainly laid to patio with wooden shed.

Front - Low Maintenance Front garden with off road Parking.

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Floorplan



This is inaccurate. For visual pleasure only
Plan produced using PlanUp.

Important Information

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