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Ashley House Tregarn Road, Langstone Newport

£450,000

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## About the property

Don't miss out on this fantastic opportunity to own a modern three/four bedroom detached family home located in a highly sought-after area. The accommodation includes an entrance hall, study/bedroom four, lounge, dining room, kitchen, utility room, conservatory and cloakroom/WC on the ground floor. Upstairs, you'll find three bedrooms and a family bathroom. The property boasts a driveway with ample parking leading to a garage and enclosed gardens. Its convenient location provides easy access to commuting routes, the M4 corridor, Newport Spytty Retail and Leisure Park, and the renowned Celtic Manor. Schedule a viewing today!

## Accommodation

### Hallway

Enter via an opaque UPVC double glazed door to hallway. Door to cloakroom/WC, study, lounge, dining room and kitchen. Radiator. Wood laminate flooring. Stairs to first floor.

### Cloakroom/wc

Refitted and comprising close coupled WC and wash hand basin. Splashbacks. Wood laminate flooring. Radiator. Opaque UPVC double glazed window to front elevation.

### Study/bedroom Four

12' 5" x 8' 5" ( 3.78m x 2.57m )  
UPVC double glazed window to front elevation. Wood laminate flooring. Radiator.

### Lounge

20' 3" x 12' 5" ( 6.17m x 3.78m )  
UPVC double glazed French doors to rear garden. Feature fireplace with gas fire. Wood laminate flooring. Double doors to dining room. Dado rail.

### Dining Room

11' 3" x 9' 4" ( 3.43m x 2.84m )  
UPVC double glazed window to rear elevation. Radiator. Dado rail. Wood laminate flooring.

### Kitchen

10' 5" x 14' 9" ( 3.17m x 4.50m )  
Fitted with a good range of base units with laminate worktops incorporating a one and a half sink bowl and drainer. Built in electric oven and hob with cooker hood





over. Wall cupboards. Plumbing for washing machine. Breakfast bar. UPVC double glazed window to rear elevation. Door to utility room and conservatory.

### Utility Room

9' x 8' 1" ( 2.74m x 2.46m )

UPVC double glazed window to front elevation. Range of base units with laminate worktop. Wall cupboards. Tiled splashbacks. Wall mounted Vaillant gas boiler. Double doors to storage cupboard. Wood laminate flooring.

### Conservatory

10' 3" x 8' 8" ( 3.12m x 2.64m )

Brick and block based with UPVC double glazed windows with recently replaced fixed roof with spotlights. French doors to front elevation. Wood laminate flooring.

### Bedroom One

11' 8" x 12' 4" ( 3.56m x 3.76m )

UPVC double glazed window to rear elevation. Radiator. Fitted range of bedroom furniture including wardrobes, drawers, cupboards and bedside tables. Door to ensuite.

### Ensuite

Comprising shower, close coupled WC and wash hand basin set in vanity unit. Wall cupboards. Opaque UPVC double glazed window to front elevation. Radiator.

### Bedroom Two

12' 6" x 11' 9" to wardrobes ( 3.81m x 3.58m to wardrobes )

UPVC double glazed window to rear elevation. Radiator. Fitted bedroom furniture including wardrobes and dressing table.

### Bedroom Three

12' 6" x 12' 5" ( 3.81m x 3.78m )

UPVC double glazed window to front elevation. Radiator. Fitted bedroom furniture including wardrobes, cupboards, drawers and dressing table.

### Bathroom

11' 7" x 7' 8" ( 3.53m x 2.34m )

Refitted bathroom with comprises shower cubicle, wash hand basin set in vanity unit storage, close coupled WC and corner bath. Radiator. Opaque UPVC double glazed window to rear elevation.

### Outside

Front - Block paved driveway leading to garage. Gate to enclosed front area with block paved pathway. Lawn area. Fence to border.

Side - Block paved patio area. Outside tap. Raised borders. Block paved pathway. Area laid to lawn. Trees and shrubs to borders. Fence surround.

Rear - Enclosed area with block paved pathway and patio area. Area laid to lawn. Trees and fence to borders.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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