



## Gelli Crescent, offers in excess of £325,000

- Immaculately Presented
- Super Spacious
- Original Features
- Two Bathrooms
- Fantastic Views
- Council Tax Band D
- EPC Rating: D



 4  2  3





## About the property

For sale is a beautifully decorated, semi-detached property boasting a plethora of desirable features that make it an ideal home for both families and couples. The property comprises of four well-appointed bedrooms, two bathrooms, two reception rooms, and a modern, open-plan kitchen.

The master bedroom and the second bedroom are bathed in natural light, while the third bedroom is notably spacious. The fourth bedroom, though compact, also benefits from an abundance of natural light. The first bathroom is fitted with a rain shower and utility space, The second bathroom is a real treat with a luxurious, free-standing bath.

The heart of this home is undoubtedly the open plan kitchen. It comes with modern appliances, a kitchen island, a utility room, and ample dining space. The large windows ensure the space is always filled with natural light.

The reception rooms are a testament to the property's unique character. The first reception room is enhanced by large windows, a cozy fireplace, high ceilings, and wood floors. The second reception room also features wood floors and provides access to the charming garden.

The property's location offers excellent public transport links, proximity to schools, local amenities, green



## Accommodation

### Entrance Hall

### Living Room

14' 10" x 14' ( 4.52m x 4.27m )

### Dining Room

13' 2" x 11' ( 4.01m x 3.35m )

### Kitchen

11' 11" max x 25' max ( 3.63m max x 7.62m max )

### Utility Room / Shower Room

### Bedroom One

14' 1" x 13' 4" ( 4.29m x 4.06m )

### Bedroom Two

13' 4" x 11' 2" ( 4.06m x 3.40m )

### Bedroom Three

11' x 10' 6" max ( 3.35m x 3.20m max )

### Bedroom Four

8' 10" x 6' 2" ( 2.69m x 1.88m )

### Bathroom

01633 221892

newport@peteralan.co.uk

## Floorplan



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)

Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let

