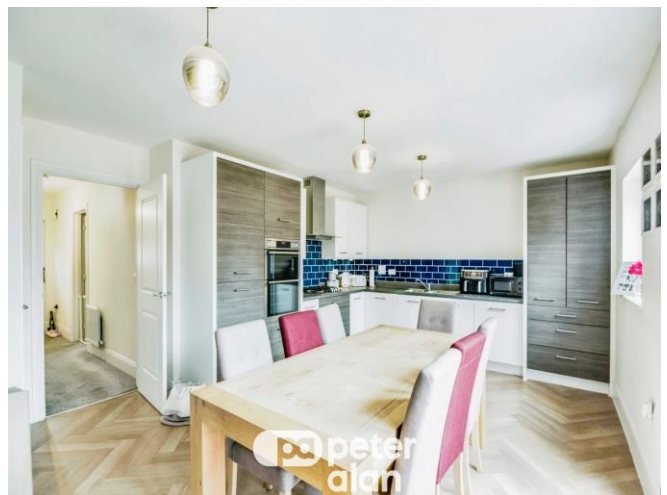




## Capel Dewi Hall Road, offers in the region of £350,000

- Freehold Detached Family Home
- Kitchen Diner
- Redrow Build
- Ensuite to Master Bedroom
- Popular New Build Estate
- Close to Local Amenities
- EPC Rating: B



 4  2  1



## About the property

Presenting a beautiful detached house for sale, boasting a neutral décor that offers a blank canvas to prospective buyers. The residence comprises four bedrooms, two bathrooms, a spacious kitchen diner and a large reception room.

The master bedroom is a true retreat, presenting an en-suite and built-in wardrobes for added convenience, while the second bedroom is a comfortable double. The Third Bedroom is spacious and The fourth bedroom is a single, ideal for a home office or guest room.

Both bathrooms are modern and well-maintained, one featuring a practical shower cubicle and the other is a family bathroom.

The heart of the home, the kitchen is a spacious diner bathed in natural light. It comes complete with a built-in fridge-freezer, dishwasher, and a utility cupboard for extra storage. The reception room is equally striking, with large windows and a view of the front garden, creating a calming and serene ambiance.

Unique features of this property include driveway parking, a private garden, a single garage, and the fact that it is a Redrow built property under NHBC warrantee.

Located in a sought-after location with excellent local amenities, green spaces, public transport links, nearby schools, parks, walking and cycling routes, this property is perfect for first-time buyers, investors, or families seeking a tranquil yet accessible place to live.



## Accommodation

**Entrance Hallway**

**Wc**

**Living Room**

16' 6" x 11' 2" ( 5.03m x 3.40m )

**Kitchen Diner**

12' 9" x 19' 2" ( 3.89m x 5.84m )

**Bedroom One**

11' 7" x 10' 3" ( 3.53m x 3.12m )

**Ensuite**

**Bedroom Two**

11' 9" x 9' 3" ( 3.58m x 2.82m )

**Bedroom Three**

8' 4" x 9' 6" ( 2.54m x 2.90m )

**Bedroom Four**

7' 1" x 8' 7" ( 2.16m x 2.62m )

**Family Bathroom**

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## Floorplan



Total area: approx. 104.9 sq. metres (1129.4 sq. feet)

## 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.

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