



 3  1  3
Canberra Crescent, Newport
£425,000

 **peter
alan**

01633 221892
newport@peteralan.co.uk



About the property

This immaculate three-bedroom detached house for sale is situated within a highly sought-after residential area. A perfect family home, it offers a host of tempting features. The property boasts three engaging reception rooms, all marked with elegance and sophistication. The first is an open-plan space with beautiful wood flooring, providing a warm and inviting atmosphere. The second reception room also benefits from the same wood flooring, enhancing its inviting aura.

The property is uniquely characterised by spaciousness, guaranteeing comfortable living. The three spacious bedrooms are elegantly appointed. Refitted modern shower room, echoing the overall flawless condition of the property.

The kitchen is ample enough to meet the needs of a growing family. It offers plenty of space for culinary exploration, making it a joy for those who love to cook and entertain.

One of the unique features of this property is the single garage and driveway, providing additional storage or parking space. The location is also a prime selling point, being close to Glasllwch Primary School, public transport links, local amenities, and Newport City Centre. Moreover, junction 27 of the M4 is within easy reach, offering excellent commuting options.

In summary, this property offers a blend of comfort, style, and convenience. Its strategic location and the array of features make it an excellent choice for families seeking a quality home in a desirable location.

Accommodation

Porch

Enter via opaque UPVC double glazed door to porch. Glazed door to hallway

Hallway

An impressive feature hallway with centre staircase to first floor. Parquet wood block flooring. Radiator. Doors to lounge, dining room, kitchen, WC, utility area and UPVC double glazed French doors to rear garden.,

Lounge

18' 11" x 12' 7" (5.77m x 3.84m)
UPVC double glazed window to front.
Parquet wood block flooring. Two radiators. Open to dining room.

Dining Room

11' 7" x 9' 1" (3.53m x 2.77m)
UPVC double glazed window to side elevation. Parquet wood block flooring. Radiator. Glazed serving hatch to kitchen.

Kitchen

11' 4" x 10' 3" (3.45m x 3.12m)
Fitted with a good range of base units with laminate worktops incorporating a one and half stainless steel sink bowl and drainer. Plumbing for dishwasher. Space for fridge. Wall cupboards. UPVC double glazed window to rear. UPVC double glazed door to rear garden. Door to storage cupboard with plumbing for washing machine and shelving.





WC

Comprising close coupled WC and wash hand basin set in vanity unit. Opaque UPVC double glazed window to side. Ceramic tile flooring. PVC wall panelling. Radiator.

Utility Area

Worktop. Door to garage. Open to study/hobbies room.

Study

16' x 7' 5" (4.88m x 2.26m)
UPVC double glazed window to rear elevation. UPVC double glazed door to rear. Ceramic tile flooring. Radiator.

Garage

15' 9" x 8' 10" (4.80m x 2.69m)
Electric up and over door. Window to side. Ceramic tile flooring. Radiator.

First Floor Landing

Doors to bedrooms, airing cupboard housing wall mounted Vaillant boiler and shower room. Access to loft. UPVC double glazed window to side,

Bedroom One

18' 11" x 12' 2" (5.77m x 3.71m)
UPVC double glazed window to front with pleasant views. Radiator. Fitted cupboards and wardrobes.

Bedroom Two

12' x 10' 7" (3.66m x 3.23m)
UPVC double glazed window with pleasant views over the garden. Radiator.

Bedroom Three

11' 11" x 10' 5" max (3.63m x 3.17m max)
UPVC double glazed window to side elevation. Radiator.

Shower Room

Refitted and comprising double shower enclosure, close coupled WC and wash hand basin set in vanity unit. Ceramic tile flooring. Opaque UPVC double glazed window to side elevation. Heated towel rail. Toiled splashbacks. Inset spotlights to ceiling and extractor.

Outside

Front: A well-maintained driveway provides access to the garage, complemented by a beautifully landscaped front garden. The space features an array of mature plants, shrubs, and trees, meticulously manicured to enhance curb appeal.

Rear: The property boasts a generously sized, fully enclosed landscaped garden. A spacious patio offers an ideal area for outdoor seating, while a set of steps leads to a neatly maintained lawn. The garden is framed by well-stocked borders filled with a variety of shrubs and bushes, along with mature trees that add both character and privacy.





01633 221892

newport@peteralan.co.uk



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

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 mortgages are not regulated.

