



Melbourne Way, offers in excess of £400,000

- Desirable West Newport location
- Extended! Four bedrooms and two receptions
- Single garage and driveway for parking
- Spacious gardens
- Stunning views to rear
- Excellent transport links
- Highly-rated local primary school
- Potential office/garden room



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About the property

Extended four-bedroom detached property presents an exceptional opportunity for a family seeking a spacious home with charm and potential. While some modernisation may be desirable, the house is perfectly functional in its current condition, benefiting from double glazing, full central heating, and a Virgin fibre broadband connection.

The large, light-filled living room enjoys dual-aspect windows with stunning views towards the Bristol Channel, while the second reception room overlooks the well-maintained front garden. A generously proportioned kitchen adds further to the home's appeal.

Three of the bedrooms are doubles, two of which include fitted wardrobes. One also features a vanity unit and shower, offering added convenience. The fourth bedroom is currently used as a home office, and there is a separate family bathroom.

A distinctive feature of the property is the garden room, situated beneath the living room extension, with direct access to the spacious rear garden. This versatile space offers potential for use as a gym, office or hobby room.



Accommodation

Summary

This extended four-bedroom detached property presents an exceptional opportunity for a family seeking a spacious home with charm and potential. While some modernisation may be desirable, the house is perfectly functional in its current condition, benefiting from double glazing, full central heating, and a Virgin fibre broadband connection.

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A distinctive feature of the property is the garden room, situated beneath the living room extension, with direct access to the spacious rear garden. This versatile space offers potential for use as a gym, office, bike store, or hobby room. The driveway and single garage offer secure off-street parking or additional storage.

Situated on the sought-after western side of Newport, the property is ideally located for commuting to Cardiff or Bristol via the M4 at Junction 27, just minutes away. A regular bus service also serves the area.

Families will appreciate the proximity to the highly regarded Glaslwlch Primary School, just a three-minute walk away, as well as the inclusion within the catchment for reputable comprehensive schools. Local amenities and green spaces further enhance the appeal of this desirable location.

This is a rare opportunity to acquire a property with genuine potential in one of Newport's most desirable neighbourhoods. Offered with no onward chain.

Kitchen

23' 10" x 11' 5" (7.26m x 3.48m)

Dining Room

12' 11" x 11' 6" (3.94m x 3.51m)

Bedroom One

13' x 11' 5" max (3.96m x 3.48m max)

Bedroom Two

13' 8" x 11' 8" (4.17m x 3.56m)

Bedroom Three

13' 4" x 8' 3" (4.06m x 2.51m)

Bedroom Four

10' 1" x 6' 7" (3.07m x 2.01m)

Garage

16' 6" x 8' 2" (5.03m x 2.49m)

Garden room

6' 8" x 10' 8" (2.03m x 3.25m)

Lounge

13' 10" x 9' 10" (4.22m x 3.00m)

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Floorplan



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