



Melbourne Way, £375,000

- Extended Three/four bedroom detached
- Desirable West Newport location
- Driveway
- Council Tax Band: E
- No onward chain
- High rated local primary school
- Gardens
- EPC Rating: D



 3
  1
  2



About the property

This extended three, potentially four-bedroom detached property offers a superb opportunity for families seeking a spacious and characterful home with scope for further enhancement.

The bright and generously sized living and dining room benefits from dual-aspect windows that overlook the rear garden, creating a light-filled and welcoming space. A second reception room, formerly the garage, adds versatility to the layout and is complemented by an adjoining wet room. The well-appointed kitchen enhances the home's practicality and charm.

Upstairs, there are three well-proportioned bedrooms alongside a separate family bathroom, providing comfortable accommodation for a growing family.

One of the standout features is the generously sized rear garden, offering a private and appealing outdoor space. The front driveway provides secure off-street parking or additional storage options.

Located on the highly desirable west side of Newport, the property is ideally positioned for commuters, with Junction 27 of the M4 just minutes away, offering convenient access to both Cardiff and Bristol. Families will also value the close proximity to the highly regarded Glasllwch Primary School, which is just a short three-minute walk from the property.



Accommodation

Entrance Porch

Hallway

Dining Room

12' 3" x 12' 4" (3.73m x 3.76m)

Lounge

12' 11" x 13' 2" (3.94m x 4.01m)

Kitchen

12' 2" x 8' 11" (3.71m x 2.72m)

Porch

Sitting Room

20' 1" x 8' 10" (6.12m x 2.69m)

Shower Room/Wet Room

First Floor Landing

Bedroom One

12' 7" x 12' 5" (3.84m x 3.78m)

Bedroom Two

12' 4" x 11' 3" (3.76m x 3.43m)

Bedroom Three

7' 7" x 6' 11" (2.31m x 2.11m)

Outside

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

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

