



Hollybush Avenue, offers in the region of £290,000

- Four bedrooms
- Ensuite
- Semi detached
- Three storey
- Well presented
- Garden
- Driveway & garage
- EPC Rating: Awaited



 4  2  1



About the property

A superb opportunity to acquire this beautifully presented and thoughtfully extended three-storey, four-bedroom semi-detached family home, ideally positioned within a peaceful residential location between Cwmbran and Newport.

The accommodation is arranged over three floors and briefly comprises: an inviting entrance hall, a modern fitted kitchen/dining room, a spacious lounge, and a ground floor WC. To the first floor are three well-proportioned bedrooms and a contemporary family bathroom. The second floor has been converted to create an impressive master suite, complete with generous bedroom space and a stylish en-suite shower room.

Externally, the property benefits from a front garden with driveway parking, a detached single garage to the side, and an enclosed rear garden offering a private outdoor space ideal for family living and entertaining.

Malpas is a highly regarded residential area, renowned for its excellent transport links with easy access to Cardiff, Bristol, and London via road and rail. The property lies within the catchment of well-regarded schools and is within walking distance of local shops, amenities, and services, making it an ideal choice for families seeking both convenience and comfort.



Accommodation

Hallway

Kitchen/Dining Room

15' 1" x 10' 6" (4.60m x 3.20m)

Lounge

17' 8" x 11' 1" (5.38m x 3.38m)

Wc

First Floor Landing

Bedroom Two

10' 10" max x 10' 11" (3.30m max x 3.33m)

Bedroom Three

10' 7" x 9' 10" max (3.23m x 3.00m max)

Bedroom Four

11' x 6' 3" (3.35m x 1.91m)

Bathroom

Second Floor Landing

Bedroom

17' 4" max x 18' 5" max (5.28m max x 5.61m max)

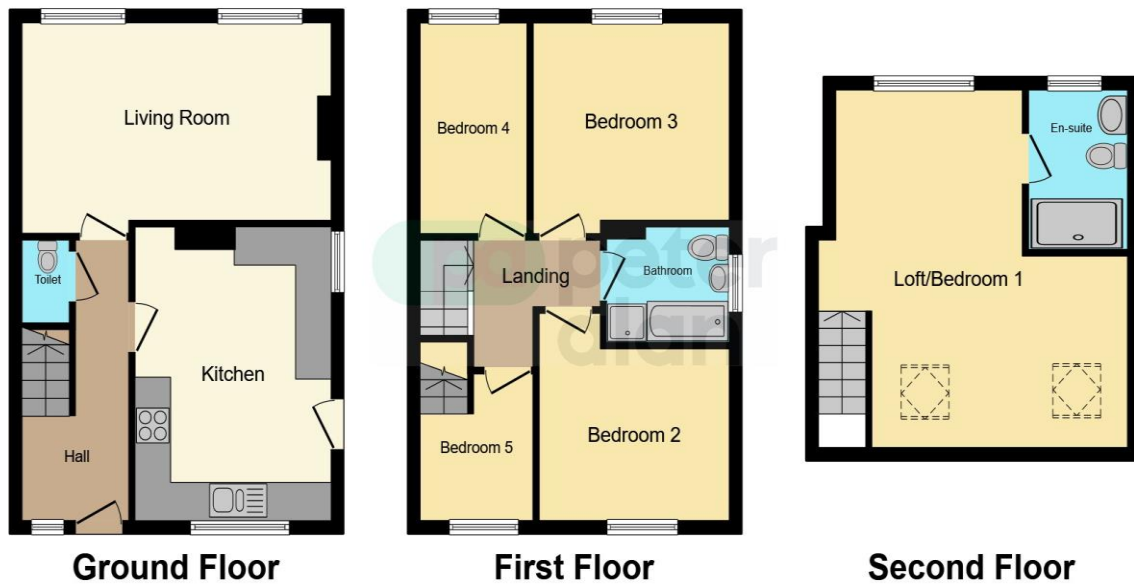
Ensuite

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

pa peter
alan