



Wavell Drive, £240,000

- Three Bed Semi Detached
- Off Road Parking & Garage
- Lounge/Diner
- Fitted Kitchen
- Breakfast Room
- Sought After Location
- EPC Rating: Awaited





About the property

A well-presented three-bedroom semi-detached home offering off road parking and a garage, ideally suited to family living and situated in the highly sought-after area of Malpas. The property benefits from excellent transport links to the M4 motorway, providing convenient access to Cardiff and Bristol.

The accommodation briefly comprises a spacious lounge/dining room, a fitted kitchen with integrated appliances, a breakfast room and a family bathroom on the ground floor. To the first floor are two generously sized double bedrooms and a further single bedroom.

Externally, the enclosed rear garden is mainly laid to lawn and provides access to the garage, with further access to the front of the property. The front garden offers off-road parking and is attractively laid to shale for low maintenance.

Accommodation

Hallway

Living/Dining Room 22' x 10' 2" max (6.71m x 3.10m max)

Sitting Room 12' 10" max x 6' 7" (3.91m max x 2.01m)

Kitchen 8' 2" x 6' 9" (2.49m x 2.06m)

Bathroom

Landing

Bedroom 1 10' 10" Max x 9' 10" (3.30m Max x 3.00m)

Bedroom 2 8' 6" max x 7' 10" (2.59m max x 2.39m)

Bedroom 3 8' 2" x 2' 2" (2.49m x 0.66m)

Garden

Garage

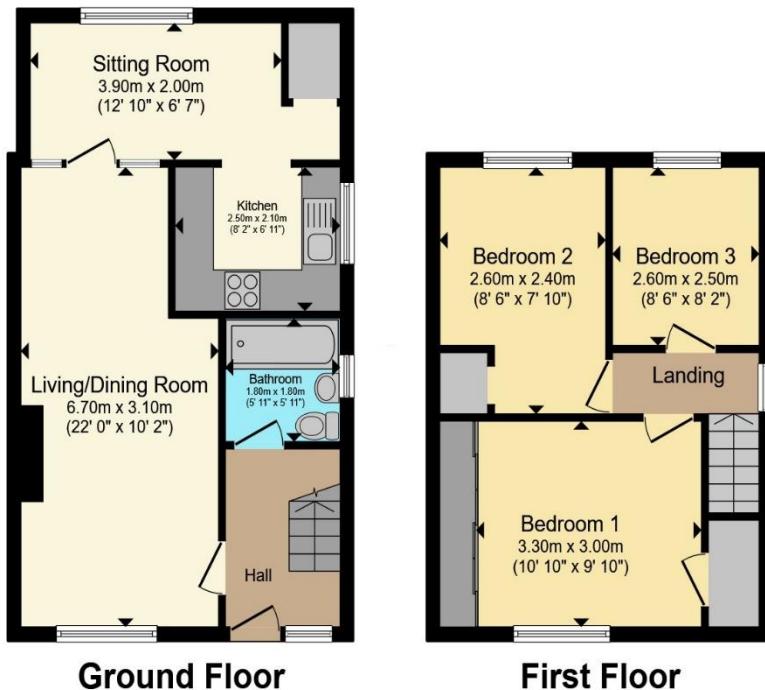


01633 221892

newport@peteralan.co.uk

pa peter
alan

Floorplan



Total floor area 77.2 m² (831 sq.ft.) approx

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.propertybox.io

pa peter
alan

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

The Property
Ombudsman

naea | propertymark
PROTECTED