



## Ebbw Close

**£400,000**

- 4 bedrooms detached
- Conservatory
- Converted garage
- Perfect family home
- Council tax band F
- EPC Rating: B



4 2 2



## About the property

A well-presented four-bedroom detached home offering generous living space and excellent kerb appeal. The property opens into a welcoming hallway leading to a spacious living room, ideal for family relaxation and entertaining. To the rear, a bright and airy kitchen diner provides ample room for cooking and dining, with direct access into a conservatory that overlooks the garden, creating a seamless connection between indoor and outdoor living.

Upstairs, the accommodation comprises three well-proportioned double bedrooms and a good-sized single bedroom, making it ideal for families or those needing flexible space. The master bedroom benefits from a private en suite, while the remaining bedrooms are served by a contemporary family bathroom.

Outside, the rear garden is of a decent size, offering plenty of space for children, pets, or outdoor dining during warmer months. To the front, the property features a driveway with potential parking for up to three vehicles, providing excellent convenience for households with multiple cars.

The garage has been partly converted to create a practical office space, perfect for home working or a hobby room, while still retaining useful storage. Further benefits include Council Tax Band F and an impressive EPC rating of B, highlighting the home's energy efficiency. The property is extremely well located, close to Bassaleg Highschool and Jubilee Park Primary school, local amenities, green spaces and public transport.



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## Accommodation

### Entrance Hallway

8' 6" x 8' 2" ( 2.59m x 2.49m )

### Bedroom 4

12' 2" x 7' 7" ( 3.71m x 2.31m )

### Bathroom

6' 11" x 6' 3" ( 2.11m x 1.91m )

### Garden

18' 1" x 10' 10" ( 5.51m x 3.30m )

### Kitchen / Dining Area

17' 9" x 12' 2" ( 5.41m x 3.71m )

### Conservatory

11' 10" x 9' 2" ( 3.61m x 2.79m )

### Landing

### Bedroom 1

15' 5" x 10' 10" ( 4.70m x 3.30m )

### En Suite

6' 11" x 3' 11" ( 2.11m x 1.19m )

### Bedroom 2

10' 2" x 8' 6" ( 3.10m x 2.59m )

### Bedroom 3

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## Floorplan



Total floor area 111.1 m<sup>2</sup> (1,196 sq.ft.) approx

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