



## Park End, offers in excess of £300,000

- Driveway
- Garden Room
- Garden Bar
- Cul de sac
- Excellent transport links
- Sought after location
- EPC Rating: D



 4  1  2



## About the property

Beautifully Presented Three / Four bedroom semi detached property situated in a quiet cul de sac within highly sought after Langstone, only a short drive from the M4 at junction 24.

Within easy reach of excellent schools, bus stops and access to the M4 motorway via Junction 24 making this home ideal for families and commuters to both Bristol and Cardiff.

The living accommodation has been extended and offers a purpose built garden room currently used as fourth bedroom, perfect for multi generational living.

Call Newport Peter Alan today to book your viewing.



## Accommodation

### Entrance

Enter via uPVC front door, tiled flooring throughout and stairs leading to first floor.

### Living Room

19' 9" x 9' 9" ( 6.02m x 2.97m )

uPVC windows to front and rear, Log burner with brick surround, radiator and wooden flooring throughout.

### Kitchen

17' 10" x 7' ( 5.44m x 2.13m )

Extended kitchen with uPVC windows and door to rear and front. Modern Matching wall and base units with integrated electric oven and gas hob with cooker hood over. inset sink and space for electrical appliances. Tiled flooring throughout.

### Bedroom One

14' 1" x 11' ( 4.29m x 3.35m )

uPVC window to front, radiator and fitted carpet throughout.

### Bedroom Two

12' x 11' ( 3.66m x 3.35m )

uPVC window to front, radiator and fitted carpet throughout.

### Bedroom Three

10' 3" x 9' 3" ( 3.12m x 2.82m )

uPVC window to rear, radiator and fitted carpet throughout.

### Bathroom

uPVC windows to rear, low level WC, wash hand basin, bath and single shower cubicle. Tiled walls and flooring throughout.

### Garden Room

uPVC windows to front, side and rear. uPVC french doors to side. Perfect as fourth bedroom or multiple possibilities or other uses.

### Outside

Front - Driveway for multiple vehicles and steps leading to front of property.

Rear - Enclosed low maintenance garden, mixture of patio area and artificial grass. purpose built garden bar with outside seating area to the rear providing excellent entertaining space.

## Floorplan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

## 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.