



51 Pen Y Bryn Way, Newport.

Offers in the region of **£315,000**

Being situated near the end of a quiet cul-de-sac within a popular residential area of Newport, this mature 4 Bedroom link-detached property benefits from a modern open-plan Kitchen/Diner, 18ft Lounge (with large sliding doors out to the garden), Downstairs W.C. and more than ample driveway parking for several vehicles. Add to that a 23ft Garage, recently fitted gas C.H. boiler and replacement windows and doors and it is the perfect family home!

Briefly comprising Entrance Hallway, Downstairs W.C., open-plan Kitchen/Diner, Lounge, 4 Bedrooms and Family Bathroom, externally there is a fantastic resin-bound driveway to the front which leads to the Garage, and a delightful enclosed garden to the rear with a sizeable patio area for entertaining or simply relaxing. Gas C.H. & uPVC D.G. throughout. Council Tax Band D. EPC Rating C.

51 Pen Y Bryn Way Newport Shropshire

Property entered via composite door to the side into

Entrance Hallway 11' 10" x 4' 9" (3.60m x 1.45m)
Access to all downstairs rooms and stairs to first floor. Door to useful understairs cupboard.

Kitchen/Diner 18' 1" x 9' 6" (5.51m x 2.89m)

Lounge 18' 1" x 13' 11" (5.51m x 4.24m)

Downstairs W.C. 6' 11" x 2' 7" (2.11m x 0.79m)

Upstairs to first floor landing which provides access to all Bedrooms and Bathroom.

Bedroom 1 14' 0" x 9' 6" (4.26m x 2.89m)

Bedroom 2 11' 6" x 8' 5" (3.50m x 2.56m) (min)

Bedroom 3 9' 7" x 9' 4" (2.92m x 2.84m)

Bedroom 4 8' 6" x 6' 7" (2.59m x 2.01m) (min)

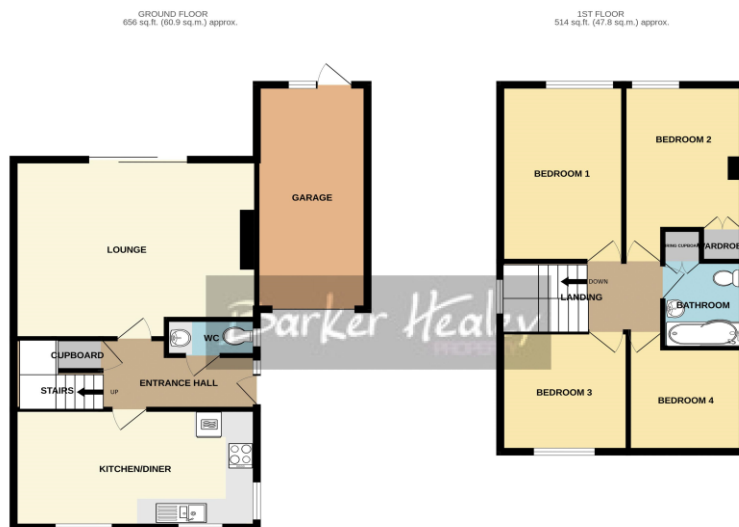
Family Bathroom 8' 6" x 5' 4" (2.59m x 1.62m)

Garage 22' 8" x 8' 2" (6.90m x 2.49m) (min)
Up and over door to the front. Electric lighting and power. Pedestrian door to the rear.

Externally

To the front is a large resin bound driveway offering ample parking for several vehicles. A covered area attached to the Garage gives shelter over the door into the property, which can be found to the side of the house. A low maintenance shale area lies adjacent to the driveway.

To the rear is a pleasant enclosed garden with sizeable paved patio closest to the house. Two steps down takes you to a lawned area with borders to the perimeter containing mature trees, plants and shrubs.



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PROPERTY



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