



## Clarke Road, £130,000

- Modern coach house
- Well presented
- Driveway & GARAGE
- Sought after location
- Gas central heating
- Spacious open plan living room/kitchen
- Must be viewed!
- EPC Rating: C





## About the property

An exceptional opportunity to acquire this immaculately presented and generously proportioned modern coach house. The stylish accommodation is arranged to include an impressive open-plan living and dining area with a contemporary fitted kitchen, a well-appointed double bedroom and an elegant modern shower room.

Set within the highly desirable and well-connected Lysaght Village development, the property further benefits from a private driveway and garage, offering both convenience and security. The location is superb, with a wealth of local amenities close at hand, including picturesque riverside walks, highly regarded primary and secondary schools, supermarkets and shopping at Newport Retail Park. Excellent transport links are provided via the Southern Distributor Road, offering swift access to Junctions 24 and 28 of the M4, making this an ideal choice for commuters.

This outstanding home would make an ideal purchase for discerning first-time buyers or investors seeking a quality addition to their portfolio.



## Accommodation

### Agents Note - Staff Sale

"Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is an Employee of the Connells Group of companies". (Staff

### Kitchen/Living Room

17' 7" x 9' 8" ( 5.36m x 2.95m )

### Bedroom One

12' 7" x 9' 2" ( 3.84m x 2.79m )

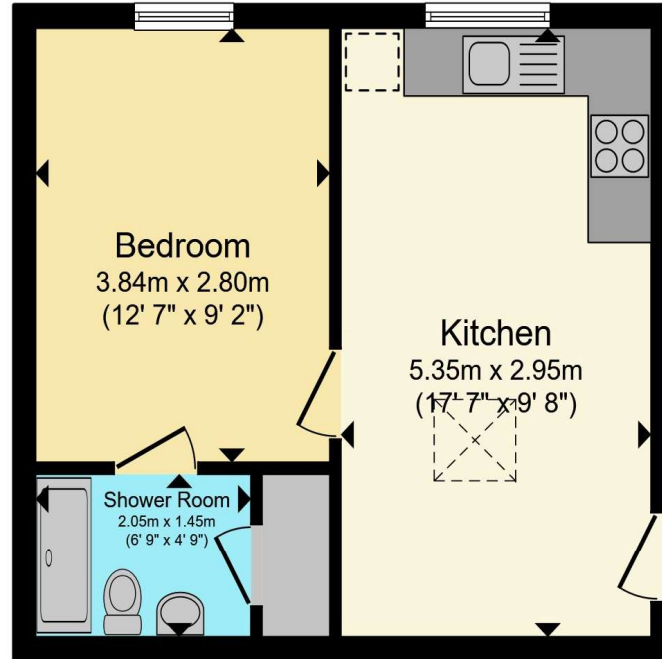
### Shower Room

### Garage

01633 221892

newport@peteralan.co.uk

## Floorplan



Total floor area 31.5 m<sup>2</sup> (339 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](http://www.propertybox.io)



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## 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.

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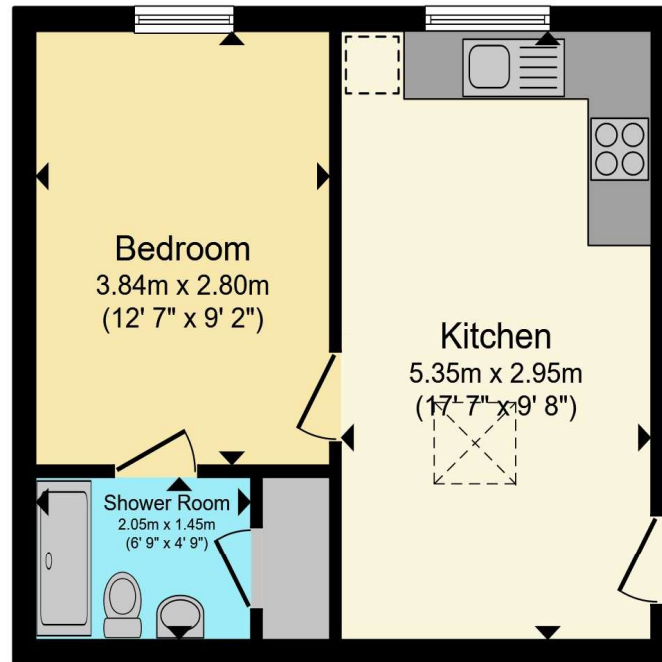
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