



1 Dominion Court, Newport, NP19 4BN

Asking Price £248,000

MUST BE VIEWED

SEMI DETACHED THREE BEDROOM FAMILY HOME* *DESIGNATED PARKING FOR TWO VEHICLES* *OPEN PLAN LOUNGE/DINING ROOM* *GROUND FLOOR CLOAKROOM* *EN-SUITE TO MASTER BEDROOM AND FAMILY BATHROOM* *WELL PRESENTED THROUGHOUT* *IDEALLY LOCATED FOR M4 AND ROAD LINKS, SPYTTY RETAIL PARK, NEWPORT CITY CENTRE, SCHOOLS AND LOCAL AMENITIES

EPC Rating: B Council Tax Band: D



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Description

A beautifully presented THREE BEDROOMS, SEMI-DETACHED, three-storey property, offering spacious and versatile accommodation throughout, making it an ideal first-time purchase, investment or perfect family home. Situated within a sought-after residential development, the property enjoys convenient access to a wide range of local amenities including schools, transport links and the popular Spytt Retail Park. The ground floor accommodation comprises a convenient cloakroom/WC, a fitted kitchen and a spacious open-plan living/dining room creating the perfect space for both relaxing and entertaining. French doors provide an abundance of natural light and open directly onto the enclosed rear garden, seamlessly blending indoor and outdoor living. To the first floor are two well-proportioned bedrooms, together with a contemporary family bathroom. Occupying the entire second floor is the impressive bedroom suite, benefiting from its own en-suite shower room. Externally, the property boasts an enclosed and low-maintenance rear garden, ideal for outdoor dining and family enjoyment, and nearby are TWO DESIGNATED PARKING SPACES providing convenient off-road parking.

This attractive home combines modern living with a practical layout in a highly convenient location, and early viewing is highly recommended to fully appreciate the accommodation on offer.

Entrance

Part glazed front entrance door to;

Entrance Hall

Radiator, ceramic tile flooring, stairs to first floor, doors to;

Cloakroom/W.C.

6'2" x 13'6" (1.89 x 4.14)

Pedestal wash hand basin, low level WC, ceramic tile splashback, radiator

Kitchen

10'11" x 6'7" (3.35 x 2.01)

Fitted with a range of base and eye level wall units, roll edge work surfaces, inset one and a half bowl stainless steel sink unit, inset gas hob with oven under and stainless steel filter hood over, plumbing for automatic washing machine, space for dishwasher and fridge freezer, wall mounted boiler, double glazed window to front

Lounge/Dining Room

15'8" x 13'6" (4.80 x 4.14)

Double glazed French doors and windows to rear, radiator, under stair storage cupboard

First Floor

Radiator, stairs to second floor, doors to;

Bedroom Two

10'9" x 13'6" (3.30 x 4.14)

Two double glazed windows to rear, radiator

Bedroom Three

9'1" x 13'6" (2.78 x 4.14)

Two double glazed window to front, radiator

Bathroom

6'11" x 6'4" (2.12 x 1.95)

Three piece suite comprising; panelled bath, pedestal wash hand basin, low level WC, ceramic tile splashbacks, electric shaver point, radiator

Second Floor

Built-in cupboard, door to;

Bedroom One

13'5" max x 13'6" (4.10 max x 4.14)

Double glazed window to front, access to loft space, doors to;

En-Suite

4'11" x 7'7" (1.51 x 2.32)

Three piece suite comprising; mains shower cubicle, pedestal wash hand basin, low level WC, radiator, ceramic tile splash backs, electric shaver point, velux window

Outside

Front - Paved access to front entrance door, two designated parking spaces

Rear - Enclosed rear garden, ,mainly laid to patio, remainder laid to slate chippings, tap connected, side gate access.

Tenure

We have been advised that the property is Freehold, to be verified

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

