



Mervale Place, Newport

3 Bedrooms
2 Bathrooms
1 Reception

£277,500

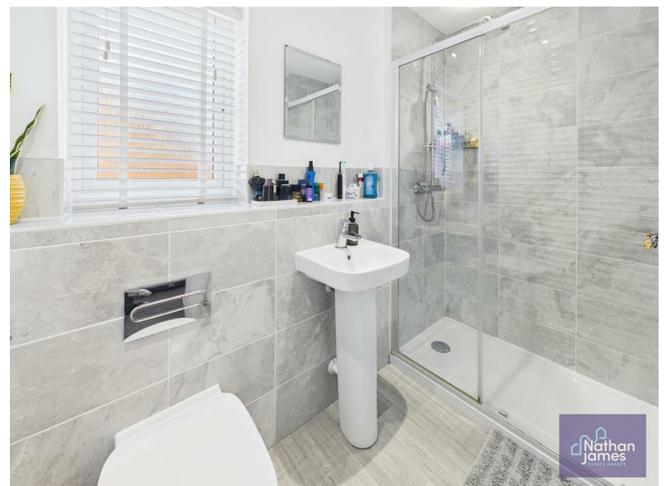
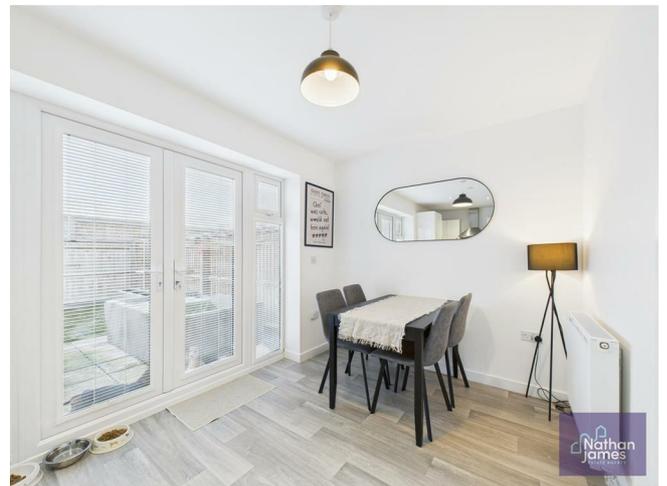


Welcome to this charming end-terrace house located in the desirable area of Mervale Place, Glan Llyn Newport. This delightful property boasts a spacious layout, perfect for families or those seeking extra room to entertain. With an inviting reception room and spacious kitchen/ diner, you will find ample space to relax and unwind, whether it be for cosy family evenings or hosting friends.

Immaculately presented the house features three bedroom with en suite to the master, providing comfortable accommodation for all. Each room is filled with natural light, creating a warm and welcoming atmosphere. Equipped with two modern bathrooms, providing convenience for busy mornings and offering a touch of luxury for your daily routine.

Situated in a friendly neighbourhood, this home is ideally placed for easy access to local amenities, schools, and parks, making it a perfect choice for families. The end-terrace design not only offers added privacy but also provides a lovely outdoor space for gardening or enjoying the fresh air.

This property presents an excellent opportunity for those looking to settle in a vibrant community while enjoying the comforts of a well-appointed home. Do not miss the chance to make this lovely house your new home in Newport.



Living Room
13'3x11'3

Hallway
4'3x4'2

Cloakroom
4'7x3'3

Kitchen/ Diner
7'9x15'6

Bedroom
7'10x10'9

En Suite
7'11x3'10

Bedroom
9'11x6'1

Bedroom/Office
6'6x7

Bathroom
6'3x7'6

Landing
6'10x4'4





Floor 0

Approximate total area^m
721 ft²



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(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	



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