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3 Hafod Close, Ponthir, Newport, NP18 1GL

Guide Price £375,000

GUIDE PRICE: £375,000 - £395,000

Situated in the highly sought-after location of Ponthir, this beautifully presented FOUR BEDROOM, SEMI-DETACHED home has been thoughtfully EXTENDED to provide generous and versatile living accommodation, making it an ideal family home. The ground floor offers a welcoming lounge alongside an impressive open-plan kitchen/dining/family room, creating a fantastic space for both everyday family life and entertaining. Bi-fold doors open directly onto the enclosed rear garden, seamlessly connecting the indoor and outdoor spaces. A useful utility room and convenient WC complete the ground floor.

To the first floor are four well-proportioned bedrooms and a modern three-piece family bathroom suite.

Externally, the property benefits from a well-maintained, low-maintenance enclosed rear garden, perfect for relaxing and enjoying family time outdoors. To the front, there is access to the GARAGE together with a DRIVEWAY providing ample off-road parking for several vehicles.

The property is ideally positioned within close proximity to sought-after schools, The Grange University Hospital, local amenities and excellent transport links, making this an excellent choice for families seeking a well-connected home in a desirable location.

EPC Rating: C

Council Tax Band: E







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Entrance
Part glazed front entrance door to:

Entrance Hall
Stairs to first floor, radiator, coving, doors to:

Cloakroom / WC
Low level WC, pedestal wash hand basin, double glazed window to front

Lounge
11'0" x 17'2" (3.36 x 5.24)
Double glazed window to front, radiator, coving, spotlights to ceiling, doors to

Open plan Kitchen / Dining / Family Room
21'1" x 24'2" (6.45 x 7.39)

Dining / Family Room
Radiator, coving, inset spotlights to ceiling, fitted storage units, door to utility room, opening to:

Kitchen
Fitted with a range of base and eye level wall units, work preparation surfaces over, five burner gas hob, stainless steel extractor hood over, inset eye level double oven, space for fridge/freezer, fitted breakfast bar / island with granite work surface and inset double Belfast sink, integral dishwasher, two velux windows, double glazed bi-fold doors to rear

Utility Room
7'3" x 7'4" (2.23 x 2.26)
Fitted with a range of base and eye level wall units, roll edge work preparation surfaces, inset stainless steel sink and drainer unit, plumbing for automatic washing machine, space for tumble dryer, part glazed door to rear and double glazed window to rear

First Floor
Access to loft space (boarded with pull down ladder), double glazed window to side, coving, doors to:

Bedroom One
10'7" x 12'10" (3.24 x 3.93)
Double glazed window to front, radiator, coving

Bedroom Two
12'0" max x 11'0" (3.67 max x 3.36)
Double glazed window to front, radiator, built in storage cupboard

Bedroom Three
9'1" x 9'8" (2.79 x 2.96)
Double glazed window to rear, radiator, built in wardrobes to one wall

Bedroom Four
7'4" x 7'4" (2.24 x 2.25)
Double glazed window to rear, radiator, coving

Bathroom
5'3" x 7'7" (1.62 x 2.32)
Three piece suite comprised: panelled bath with mains shower over and shower screen, low level WC, vanity wash hand basin, chrome towel radiator, ceramic tile walls, opaque double glazed window to rear

Outside
Front- Paved driveway, access to garage, remainder laid to lawn

Rear- Enclosed, well presented rear garden, mainly laid to lawn with remainder laid to patio.

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









