



7 Coolgreany Crescent, Malpas, Newport, NP20 6EQ

Asking Price £325,000

OFFERED FOR SALE WITH NO ONWARD CHAIN!

Situated in the sought-after area of Malpas, this well-presented THREE BEDROOM, SEMI-DETACHED property offers versatile accommodation, making it an ideal choice for families or those seeking MULTI-GENERATIONAL LIVING. Benefiting from a self-contained annex and offered with no onward chain, this unique home is ready for its next owners.

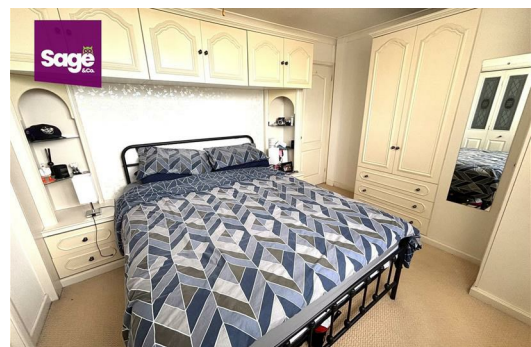
The main accommodation comprises a spacious living room, a generous kitchen/dining room, and a ground floor bathroom. Upstairs, there are three well-proportioned bedrooms, including a principal bedroom with an en-suite shower room.

Externally, the property enjoys driveway parking to the front and a large enclosed rear garden, providing the perfect space for outdoor entertaining, family life, and relaxation.

Conveniently located within walking distance of local amenities, the property is also within easy reach of Cwmbran and Newport town centres, well-regarded schools, and Junction 26 of the M4, making it an excellent option for commuters travelling to Cardiff or Bristol.

Early viewing is highly recommended to fully appreciate the space, flexibility, and superb location this fantastic home has to offer.

Council Tax Band: D EPC Rating: D



Lakeside House, Llantarnam Parkway, Cwmbran, NP44 3GA
Telephone: 01633 838 888 Email: cwmbran@sageandco.co.uk

Entrance

Part glazed front entrance door to;

Entrance Hall

Dado rail, radiator, stairs to first floor, coving, doors to;

Living Room

11'10" x 17'0" (3.61 x 5.19)

Double glazed window to front, feature gas fire and surround, radiator, coving

Kitchen

13'8" x 11'2" (4.18 x 3.42)

Fitted with a range of base and eye level wall units, roll edge work tops, inset stainless steel sink and drainer unit, inset electric hob with oven under and extractor hood over, inset fridge freezer, ceramic tile splash backs, radiator, coving, inset spot lights to ceiling, under stair storage cupboard, double glazed window to rear, door to;

Bathroom

7'1" x 5'5" (2.18 x 1.67)

Three piece suite comprising; panelled bath with electric shower over, pedestal wash hand basin, low level WC, radiator, obscure glazed window to rear, coving, extractor fan, ceramic tile walls

First Floor

Access to loft space, coving, doors to;

Bedroom One

9'10" x 11'10" (3.02 x 3.63)

Double glazed window to front, radiator, coving, fitted wardrobes and over bed units, door to;

En-Suite

Three piece suite comprising; mains shower cubicle, vanity wash hand basin, low level WC, chrome towel radiator, extractor fan, ceramic tile walls

Bedroom Two

12'5" max x 8'10" (3.80 max x 2.70)

Double glazed to side and rear aspects, radiator, coving, two built in storage cupboards

Bedroom Three

8'8" x 7'11" (2.65 x 2.42)

Double glazed window to rear, coving

Self Contained Annex

Annex is on the same central heating system as the house

Kitchen

10'5" x 9'9" max (3.18 x 2.99 max)

Fitted with a range of base and eye level wall units, roll edge work surfaces, inset stainless steel sink unit, inset electric hob with oven under and filter hood over, space for fridge and dishwasher, ceramic tile splashbacks, coving, double glazed window to front

Living Room/Bedroom

11'4" max x 17'1" (3.46 max x 5.22)

Two double glazed windows to rear, double glazed window to side, radiator, built-in wardrobes with sliding doors, coving

Shower Room

Three piece suite comprising; Electric shower cubicle, wall mounted wash hand basin, ceramic tile walls, extractor fan, obscure glazed window to side

Outside

Driveway parking with remainder laid to lawn

Large enclosed rear garden, lower level laid to patio, tap connected, steps up to remainder of garden laid to lawn

Tenure

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

