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## Bloomery Circle

**Guide Price £220,000 - £230,000**

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- Single Garage with Additional Storage
- Parking for Two Cars
- Spacious Reception Room
- Modern Family Bathroom
- Enclosed Rear Garden
- Close to Shops, Schools and Local Amenities
- Excellent Transport Links
- EPC Rating: C



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## About the property

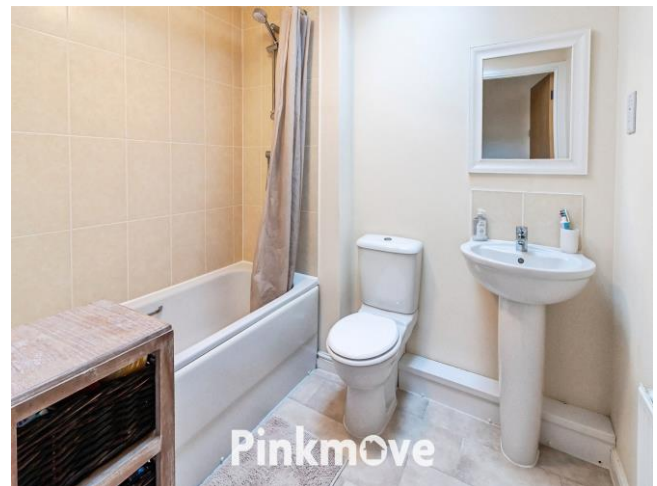
Situated within a quiet cul-de-sac on the popular Bloomery Circle in Newport, this attractive two bedroom coach house offers well-balanced accommodation in a convenient and desirable residential location.

The property is accessed on the ground floor, where there is a single garage providing secure parking or useful storage. From here, there is direct access to the enclosed rear garden, as well as a private staircase leading to the main living accommodation on the upper floor.

The first floor comprises a spacious reception room arranged as a lounge and dining area. A compact, well-equipped kitchen sits adjacent to the living area, making efficient use of the available space. The accommodation also includes two flexible bedrooms, suitable for a variety of needs such as sleeping accommodation, a home office or guest room, along with a modern family bathroom finished to a contemporary standard.

Externally, the rear garden is fully enclosed and designed to be low maintenance, providing a pleasant and manageable outdoor space. To the front of the property, a private driveway offers off-road parking for two vehicles, in addition to the garage.

Bloomery Circle is well placed for access to local shops, making day-to-day errands convenient, while a selection of primary and secondary schools can be found nearby. The area is also well served by transport links, with easy access to the M4 motorway for commuters and regular rail services available from Newport city centre.



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## Accommodation

### Lounge/Diner

19' 9" x 10' 4" ( 6.02m x 3.15m )

### Kitchen

9' 9" x 9' 10" ( 2.97m x 3.00m )

Max Measurements

### Bathroom

5' 2" x 7' 3" ( 1.57m x 2.21m )

### Bedroom 1

9' 9" x 14' 4" ( 2.97m x 4.37m )

### Bedroom 2

9' 9" x 10' 4" ( 2.97m x 3.15m )

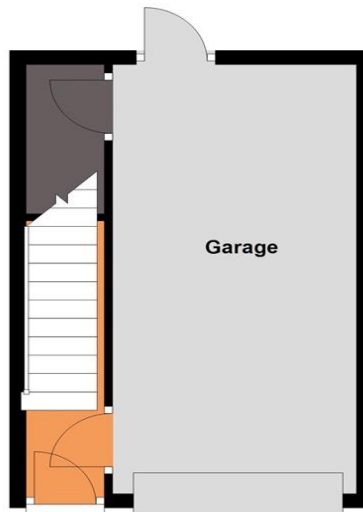
### Garage

20' 1" x 9' 9" ( 6.12m x 2.97m )

## Floorplan

### Ground Floor

Approx. 24.6 sq. metres (264.8 sq. feet)



### First Floor

Approx. 65.0 sq. metres (699.6 sq. feet)



Total area: approx. 89.6 sq. metres (964.4 sq. feet)

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## Important Information

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