

Malpas Road

Offers in the region of £260,000

- Extended Four-Bedroom Semi-Detached Family Home
- Driveway Providing Off-Road Parking for Two Vehicles
- Three Reception Rooms with Spacious, Flexible Accommodation
- High Ceilings Adding Character and a Sense of Space
- Downstairs W/C & Sought-After Malpas Location Close to Schools, Amenities & Excellent M4 Access
- EPC Rating: C



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About the property

Situated in the highly sought-after area of Malpas, this extended four-bedroom semi-detached family home offers spacious and versatile accommodation throughout, making it an ideal purchase for growing families. The property combines character features, generous living space, and a convenient location close to a wide range of local amenities.

The accommodation briefly comprises an inviting entrance hall, three well-proportioned reception rooms providing flexible living and entertaining space, and a fitted kitchen. The property's attractive high ceilings create a wonderful sense of space and character throughout. Completing the ground floor is a convenient downstairs W/C.

To the first floor are four bedrooms and a modern family shower room, providing comfortable accommodation for family life.

Externally, the property benefits from a driveway providing off-road parking for two vehicles, while rear access adds further practicality. The low-maintenance rear garden offers an ideal space for relaxing, outdoor dining, and entertaining with minimal upkeep required.

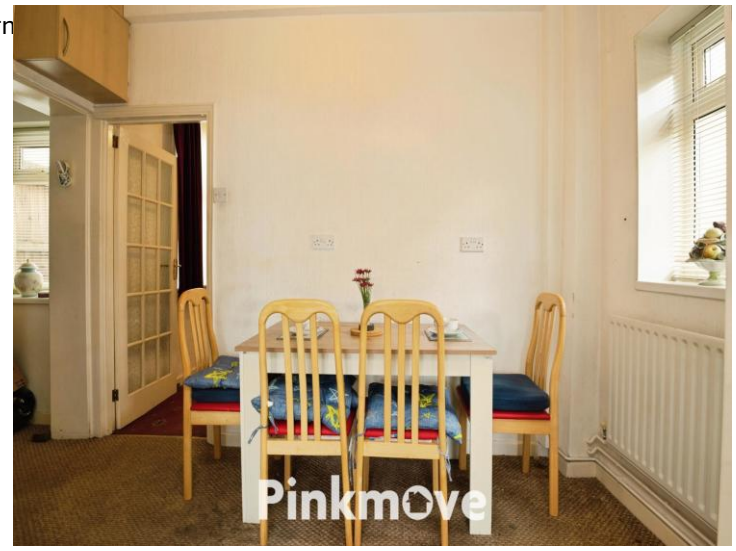
Conveniently positioned close to local shops, amenities, and well-regarded schools, the property also enjoys excellent transport connections with easy access to the M4 motorway, making it perfect for commuters travelling to Cardiff, Bristol, and beyond.

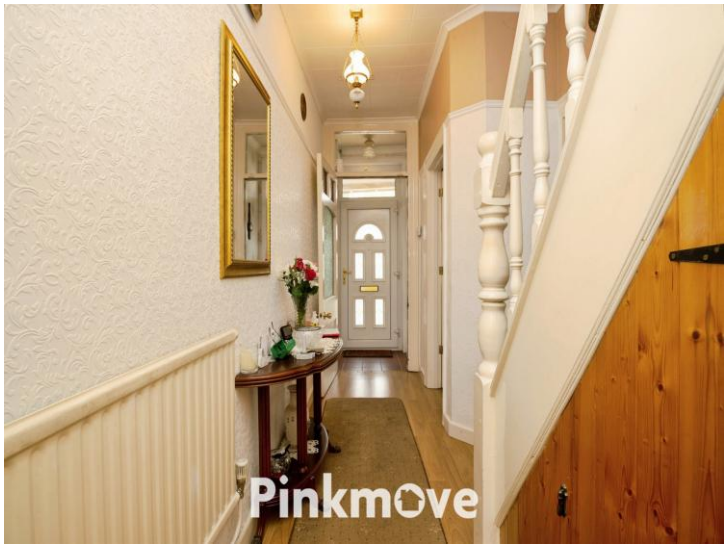




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Accommodation

Lounge
14' 4" x 13' 9" (4.37m x 4.19m)

Reception Room
12' x 10' 10" (3.66m x 3.30m)

Dining Room
10' x 9' 9" (3.05m x 2.97m)

Kitchen
13' x 10' 6" (3.96m x 3.20m)

Wc

Bedroom 1
13' 4" x 12' (4.06m x 3.66m)

Bedroom 2
11' 7" x 10' 11" (3.53m x 3.33m)

Bedroom 3
8' 10" x 6' 4" (2.69m x 1.93m)

Bedroom 4
10' 10" x 10' 1" (3.30m x 3.07m)

Shower Room
7' 10" x 4' 8" (2.39m x 1.42m)

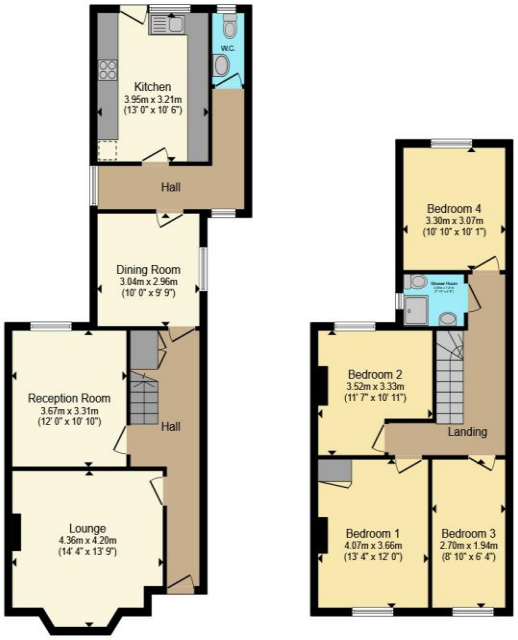
Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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Floorplan



Total floor area 127.4 sq.m. (1,371 sq.ft.) approx

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