



8 Fields Park Road, Newport, NP20 5BA
Guide Price £425,000

Guide Price £425,000 - £450,000

Located in the highly sought-after area of Fields Park Road, this impressive SIX BEDROOM, SEMI-DETACHED property offers GENEROUS LIVING accommodation ideal for families or those seeking ample space close to the heart of Newport.

The ground floor boasts TWO LARGE reception rooms, a separate dining area perfect for entertaining, a MODERN FITTED KITCHEN, and a convenient shower room. There is also excellent storage space throughout the ground floor, enhancing practicality and comfort.

Across the second and third floors, you'll find the remaining well-proportioned bedrooms along with a family bathroom, offering flexibility for larger households or guest accommodation.

Outside, the property benefits from an enclosed, low-maintenance rear garden, providing a private outdoor space for relaxation or entertaining.

Situated within close proximity to Newport City Centre, train station, reputable schools, and local amenities, this property combines space, style, and convenience in one of Newport's most desirable residential locations.

A superb family home not to be missed – early viewing highly recommended.

Council Tax Band - F

EPC Rating - E



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

Entrance

Front entrance door to:

Entrance Hall

Ceiling cornice, dado rail, ceramic tile flooring, stairs to first floor, under stair storage space, built in storage cupboard, doors to:

Living Room

12'0" x 13'9" (3.68m x 4.21m)

Glazed box window to front, ceiling cornice, radiator

Sitting Room

13'2" x 13'9" (4.03m x 4.21m)

Glazed window to rear, radiator, ceiling cornice

Utility Room

4'11" x 5'3" (1.52m x 1.62m)

Glazed window to side, plumbing for automatic washing machine, space for tumble dryer

Dining Room

11'5" x 11'10" (3.48m x 3.63m)

Glazed bay window to side, radiator, opening to:

Kitchen

12'8" x 7'5" (3.87m x 2.28m)

Fitted with a range of base and eye level wall units, work preparation surfaces over, inset ceramic one and a half bowl sink and drainer unit, five burner gas hob, stainless steel filter hood over, inset fridge, dishwasher, inset microwave and oven, ceramic tile splash backs, double glazed window to rear, inset spotlights to ceiling

Shower Room

Contemporary three piece suite comprised: electric shower cubicle, low level WC, pedestal wash hand basin, chrome towel radiator, opaque glazed window to side, inset spotlights to ceiling

First floor

Stairs to second floor, dado rail, doors to:

Bedroom One

12'1" x 19'3" (3.70m x 5.89m)

Glazed box window and glazed sash window to front, ceiling cornice

Bedroom Two

13'3" x 12'7" (4.04m x 3.85m)

Glazed sash window to rear, double radiator, ceiling cornice

Bedroom Four

12'9" x 8'5" (3.91m x 2.58m)

Glazed sash window to rear, radiator

Bedroom Five

12'11" x 8'5" (3.96m x 2.58m)

Glazed sash window to side, radiator

Bathroom

Panelled bath, pedestal wash hand basin, radiator, ceramic tile splashbacks, opaque window to side

WC

Low level WC, opaque glazed window to rear

Second Floor

Doors to:

Storage Room

Velux window

Bedroom Six

12'11" x 8'7" (3.96m x 2.62m)

Velux window

Bedroom Two

12'9" x 11'11" (3.91m x 3.65m)

Glazed sash window to rear, double radiator

Outside

Front - Forecourt, side access to rear

Rear - Enclosed rear garden with wooden fencing, mainly laid to gravel with remainder laid to patio, tap connected

