



Malpas Road, NEWPORT

offers over £375,000

- Four Double Bedrooms
- Spacious Family Living
- Double Garage Workshop
- Development Potential Subject to Planning
- EPC Rating: B



 4  2  2



About the property

Situated close the M4 corridor, offering excellent access to Cardiff and Bristol, this substantial three-storey detached home combines generous living space with exceptional outdoor facilities and future development opportunities.

Highly convenient location with doctors, dentists, shops, schools and public transport all in close vicinity to the property.

Internally, the ground floor comprises a spacious kitchen, WC, and a large open-plan living and dining area, ideal for modern family living and entertaining. The first floor offers four well-proportioned double bedrooms, including a principal bedroom with en-suite shower room, together with a family bathroom.

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let mortgages are not regulated.

Accommodation

Entrance Hallway
Living Room/ Dining
Kitchen
W.C
Stairs To First Floor
Bedroom One
Ensuite
Bedroom Two
Bedroom Three
Bedroom Four
Bathroom
Garage
Outside

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."