



# Pinkmove

## Baldwin Drive, guide price £230,000- £240,000

- Guide Price £230,000 TO £240,000
- NO CHAIN
- QUIET CUL DE SAC
- OPEN PLAN LOUNGE/DINER
- GROUND FLOOR CLOAKROOM
- DRIVEWAY
- SOLAR PANELS
- EPC Rating: B



Pinkmove

 3  1  1

**Pinkmove**

01633 746088  
[team@pinkmove.co.uk](mailto:team@pinkmove.co.uk)



# Pinkmove

## About the property

This property boasts an array of features designed for comfortable living. The ground floor houses a reception room designed as a lounge/diner, providing an ideal space for family time and entertaining guests. The kitchen, filled with natural light, creates a warm and inviting setting for home-cooked meals. The property also benefits from a ground floor cloakroom, adding an extra layer of convenience.

Upstairs, the property offers three well-proportioned bedrooms. Two of these rooms are spacious doubles, offering plenty of room for personalisation, while the third is a comfortable single room, perfect for children or as a home office. Externally, the property comes with a driveway providing off-street parking accessed by a rear path from the garden. The garden itself is a good size perfect for enjoying sunny afternoons.

Complementing the property's eco-friendly ethos, the house benefits from solar panels owned outright and a recently fitted Valliant combi boiler, ensuring efficiency and warmth throughout the year.

In summary, this terraced property, in a prime location and good condition, offers a fantastic opportunity for families seeking a comfortable, convenient, and eco-friendly home in Newport.





## Accommodation

### Hall

### Lounge/Diner

15' 9" x 14' 5" ( 4.80m x 4.39m )

### Kitchen

12' 9" x 6' 9" ( 3.89m x 2.06m )

### Cloakroom

6' 3" x 3' 4" ( 1.91m x 1.02m )

### Landing

### Bedroom 1

10' 3" x 14' 4" ( 3.12m x 4.37m )

### Bedroom 2

11' 11" x 7' 3" ( 3.63m x 2.21m )

### Bedroom 3

10' 2" x 6' 11" ( 3.10m x 2.11m )

### Bathroom

6' 3" x 7' 3" ( 1.91m x 2.21m )

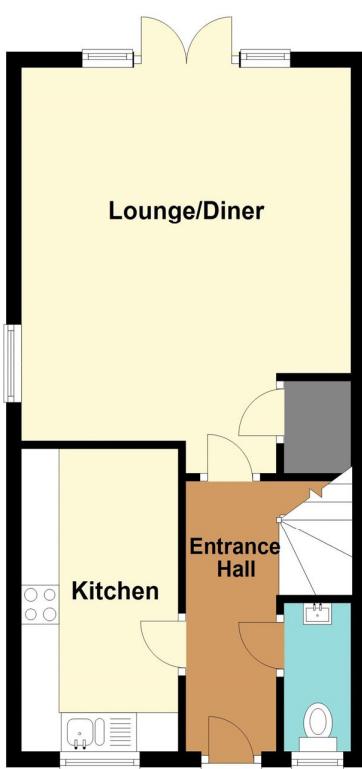
### Agents note

There is an annual service charge associated with this property. Please ask for details.

## Floorplan

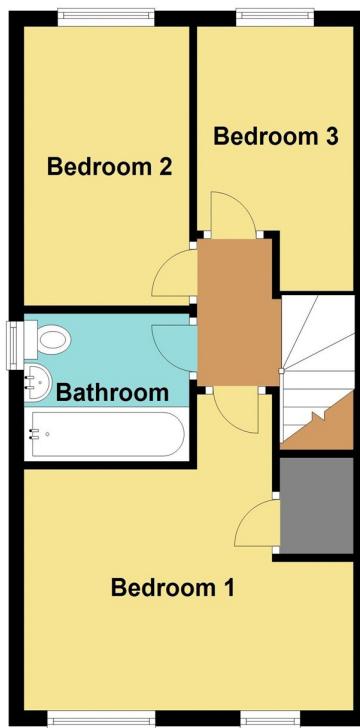
### Ground Floor

Approx. 38.6 sq. metres (415.3 sq. feet)



### First Floor

Approx. 38.6 sq. metres (415.3 sq. feet)



Total area: approx. 77.2 sq. metres (830.5 sq. feet)

## 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