Putting **you** & **your property** first

108 Claremont, Malpas, Newport, NP20 6PN

Offers Over £250,000

NO ONWARD CHAIN! MUST BE VIEWED!
Situated in the sought-after area of Claremont, Malpas, this beautifully presented THREE BEDROOM, SEMI-DETACHED property WITH A GARAGE offers contemporary living in a convenient and family-friendly location. Perfectly suited to first-time buyers, families or those looking to upsize, the home boasts spacious interiors and a stylish finish throughout. The ground floor features a modern fitted Howdens kitchen, a separate dining room with French doors opening onto the enclosed garden, and a generous living room accessed via an open-plan layout—ideal for both entertaining and everyday family life.
Upstairs, you'll find three well-proportioned bedrooms and a sleek, contemporary family bathroom, designed with comfort and practicality in mind.
Further highlights include a private and low-maintenance rear garden which has recently had porcelain patio slabs laid, a GARAGE (which has recently had new windows), and excellent access to the M4, making it ideal for commuters. The property is also conveniently located close to well-regarded local schools and a range of amenities.
Viewing is highly recommended!
EPC Rating: D Council Tax Band: D

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Entrance
Part glazed front entrance door to;

Porch
7'0" x 6'11" (2.14 x 2.11)
Double glazed window to front, radiator, door to;

Living Room
13'6" x 12'7" (4.14 x 3.85)
Double glazed window to front, radiator, built in cupboard, under stair storage cupboard, stairs to first floor, opening to;

Dining Room
7'6" x 10'4" (2.30 x 3.17)
Double glazed French doors to rear, spot lights to ceiling, ceramic tiled flooring, door opening to;

Kitchen
10'4" x 8'1" (3.16 x 2.48)
Howdens contemporary kitchen fitted with a range of base and eye level wall units, quartz work preparation surfaces, inset one and a half bowl sink and drainer unit, gas hob, oven under, stainless steel filter hood over, integrated dishwasher, plumbing for automatic washing machine, space for fridge freezer, spot lights to ceiling, double glazed window to side, part glazed door to rear.

First Floor
Access to loft space which is boarded, double glazed window to side, doors to

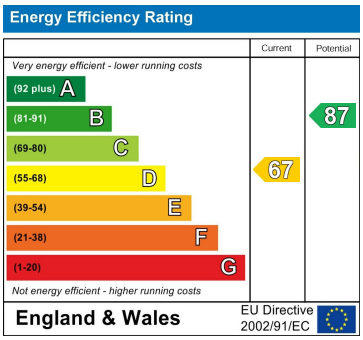
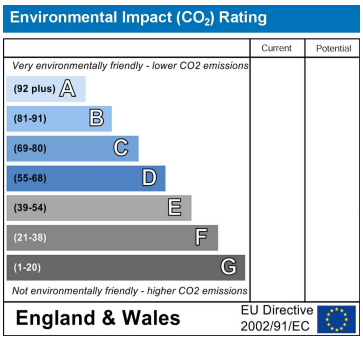
Bedroom One
8'9" x 12'10" (2.68 x 3.92)
Double glazed window to front, radiator

Bedroom Two
7'10" x 11'4" (2.39 x 3.46)
Double glazed window to rear, radiator

Bedroom Three
6'8" x 10'1" (2.05 x 3.09)
Double glazed window to front, radiator

Bathroom
7'6" x 5'2" (2.30 x 1.58)
Contemporary three piece suite comprising; panelled bath with mains shower over, low level WC, vanity wash hand basin, chrome towel radiator, ceramic tiled walls and flooring, obscure double glazed window to rear, spotlights to ceiling

Outside
Front - Mainly laid to lawn with path to front entrance door, side access to rear
Rear - Enclosed rear garden that is mainly laid to lawn with remainder laid to patio. Tap connected. Parking to rear and access to garage

Tenure
We have been advised that this property is Freehold. To be verified

Measurements and floorplans are supplied as guidance and must be considered as approximate only