



## Gaer Park Road, offers in the region of £240,000

- No Chain
- Private Driveway providing Off-Road Parking.
- Spacious Reception Room
- Open-Plan Kitchen/Diner with Conservatory
- Enclosed, Low-Maintenance Rear Garden with Storage Shed
- Convenient Location Close to Newport City Centre
- Excellent Access to M4, Newport Railway Station and Local Schools
- EPC Rating: D



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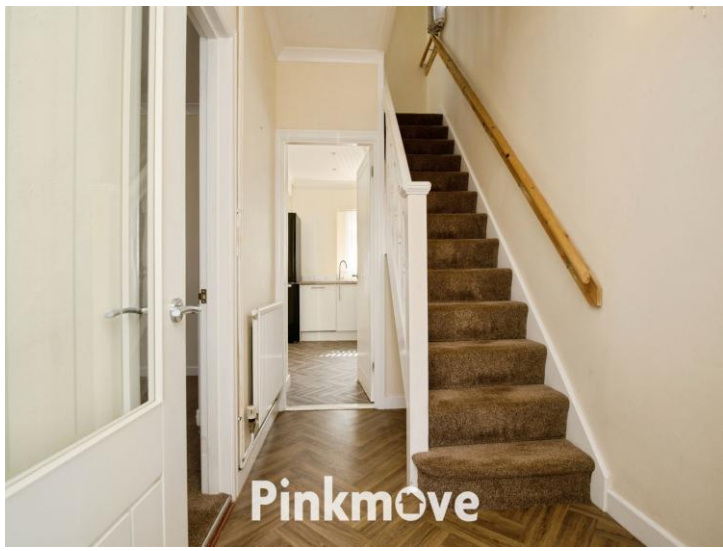
## About the property

A well-presented three-bedroom semi-detached , available with no onward chain and benefiting from a private driveway providing off-road parking. Ideally located just outside the city centre, perfectly suited to those working in central Newport or commuters alike, with excellent access to the M4 corridor and Newport railway station a short drive away, offering direct links to Cardiff, Bristol and London. The area is also well served by a range of reputable schools.

Upon entering the property, you are welcomed into an impressive, spacious reception room, offering flexible living arrangements and an ideal space for both relaxing and entertaining. The ground floor further benefits from an open-plan kitchen with a practical dining area, which flows seamlessly into a conservatory overlooking the rear garden. The fully enclosed rear garden comprises a patio area directly outside the property, leading to a low-maintenance lawn. A useful storage shed provides additional space, ideal for workshop use, utilities, or general storage.

To the first floor are three bedrooms, including two well-proportioned double rooms and a generous single bedroom. The third bedroom is currently arranged as a home office but would also lend itself perfectly to use as a nursery or dressing room. The family bathroom is conveniently located off the landing. The attic is fully boarded with electricity and a skylight. It has a fixed pull-down ladder for easy access. It's a great storage space.





## Accommodation

Living Room

Kitchen/Dining Room

Conservatory

Bedroom 1

Bedroom 2

Bedroom 3

Shower Room

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## Floorplan



Total floor area 81.6 sq.m. (878 sq.ft.) approx

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