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## Gaer Park Avenue

Guide price £200,000 - £210,000

- Guide Price: £200,000 - £210,000
- Three Bedrooms
- Modern Bathroom and Kitchen
- Single Driveway
- Large Rear Garden
- Lounge/Diner
- Close to Shops, Schools and Local Amenities
- Excellent Transport Links
- EPC Rating: Awaited



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## About the property

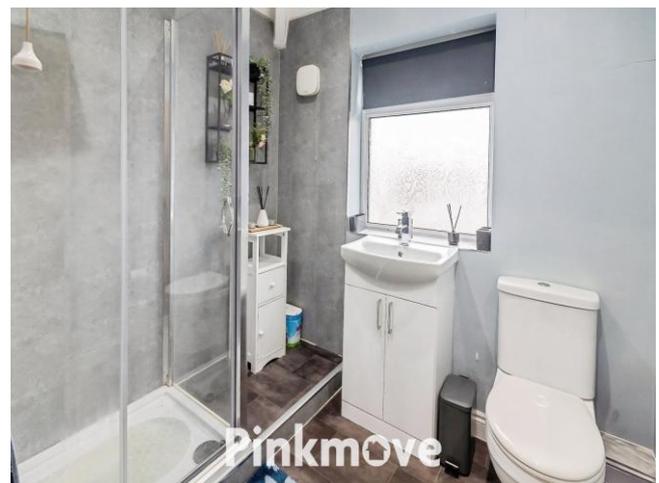
This three-bedroom semi-detached home on Gaer Park Avenue offers an excellent opportunity for a buyer looking to add their own style and create a truly personal space.

The ground floor features a lounge/diner extending the full length of the right side of the house, providing an ideal setting for both relaxation and entertaining. A modern kitchen sits to the rear, completing the well-proportioned ground level. Upstairs, you'll find three versatile bedrooms alongside a family bathroom.

The property enjoys a generous rear garden, perfect for families or those who love outdoor living, along with a single driveway at the front for convenient off-road parking.

Situated close to Gaer Park Shops, the home benefits from easy access to local amenities, with the nearest stop just a one-minute walk away. The area is well served by frequent bus routes connecting residents to Newport City Centre, Blackwood, Caerphilly and surrounding communities. Transport links also provide direct access to schools such as Bassaleg School, St. Joseph's RC High School and The John Frost School via dedicated school services across the Newport Bus network.

With its spacious layout, excellent transport links and close proximity to shops and schools, this property is perfectly positioned for convenient family living and awaits someone ready to make it their own.





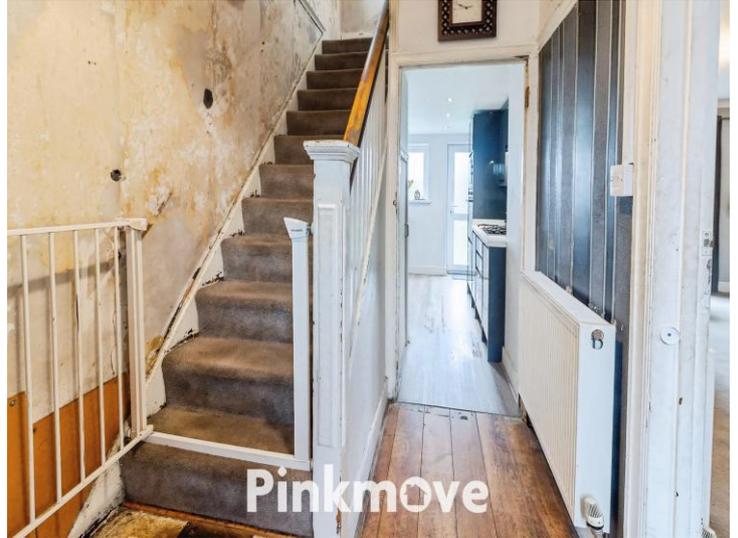
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## Accommodation

### Lounge/Diner

21' 7" x 12' ( 6.58m x 3.66m )

### Kitchen

10' 7" x 7' 4" ( 3.23m x 2.24m )

### Bedroom 1

12' 2" x 10' 11" ( 3.71m x 3.33m )

### Bedroom 2

9' 1" x 10' 11" ( 2.77m x 3.33m )

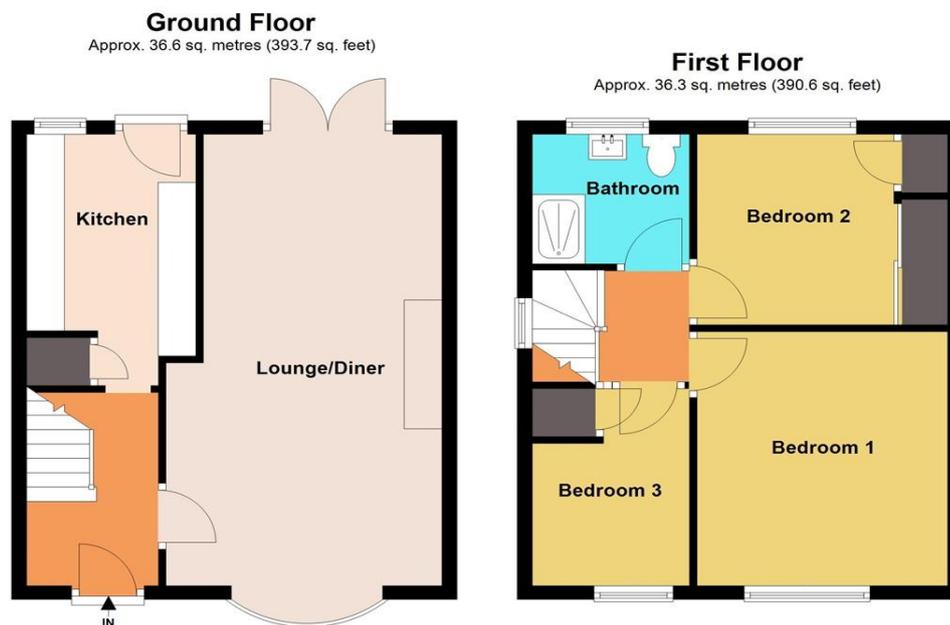
### Bedroom 3

9' 5" x 6' 10" ( 2.87m x 2.08m )

### Bathroom

6' 2" x 6' 10" ( 1.88m x 2.08m )

## Floorplan



Total area: approx. 72.9 sq. metres (784.2 sq. feet)  
**68 Gaer Park Avenue**

## 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.