



13 Catalpa Close Newport



IMMACULATE BUNGALOW SITUATED IN MALPAS PARK

- NO ONWARD CHAIN
- TWO BEDROOMS
- SPACIOUS LOUNGE LEADING TO DINING ROOM
- ORANGERY
- STYLISH FITTED KITCHEN
- MODERN SHOWER ROOM
- DETACHED SINGLE GARAGE
- LONG GATED DRIVEWAY
- PLEASANT FRONT AND REAR GARDENS
- HIGHLY SOUGHT AFTER LOCATION

Chain Free £290,000



CARDIFF

1, St. Martin's Row,
Albany Road, Cardiff
CF24 3RP

info@james-douglas.co.uk
02920 456 444



NEWPORT

7 Baneswell Road
Newport, NP20 4BP
info@james-douglas.co.uk
01633 212 666



PONTYPRIDD

1 Church Street,
Pontypridd, CF37 2TH
info@james-douglas.co.uk
01443 485000

Catalpa Close, Malpas, Newport, NP20 6JW

Introduction

A fantastic and rare opportunity to purchase this immaculately presented and much improved semi detached bungalow situated in Malpas Park, just minutes from excellent amenities and main road connections. Within walking distance there are local shops, bus stops and well regarded schools as well as the M4 motorway and A4042 being just around the corner, both providing an easy commute to neighbouring towns and cities.

The property offers generous room proportions as well as superb cosmetic standard throughout.

On entering the bungalow, we are welcomed into the hallway which leads off to a stylish fitted kitchen (featuring an access door to the side) and a spacious lounge which follows on to the dining room and orangery. There is also a modern shower room and two good sized bedrooms (the main bedroom being on the first floor featuring plenty of storage). Outside, the frontage offers a long driveway which extends to the side of the property and leads to a detached single garage. The rear garden is tiered and low maintenance with a side gate leading to the driveway and entrance doors into the orangery.

Viewing really is essential to appreciate what this stunning home has to offer, further information can be found below or by calling our sales team.

Tenure

Freehold

Council tax

Band D

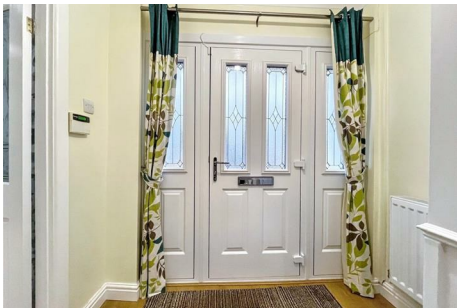
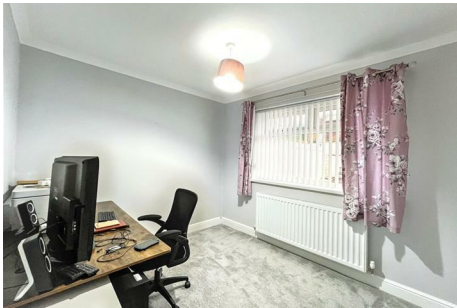
Boundary

All legal boundaries should be confirmed by your solicitor

Viewing

By prior appointment with vendors agents James Douglas. Tel: 01633 212666.

These particulars do not constitute an offer or contract of sale. Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and prospective purchasers should satisfy by inspection or otherwise as to the correctness of any statements or information contained therein.



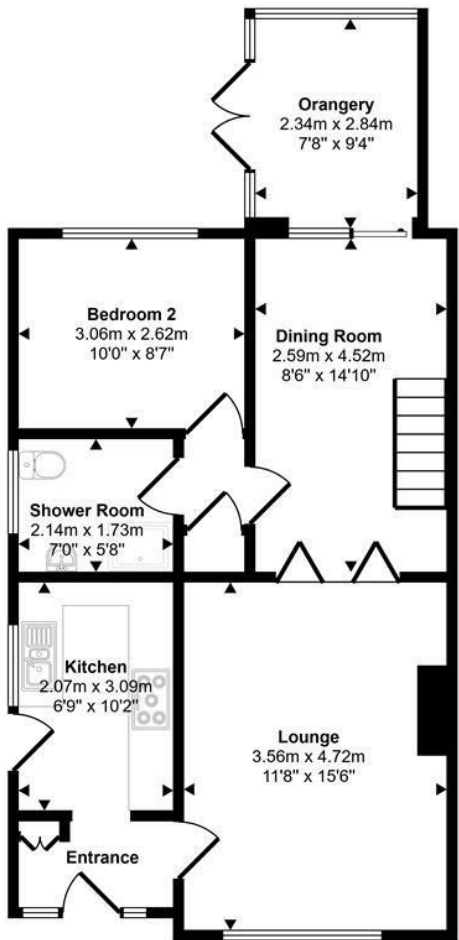
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

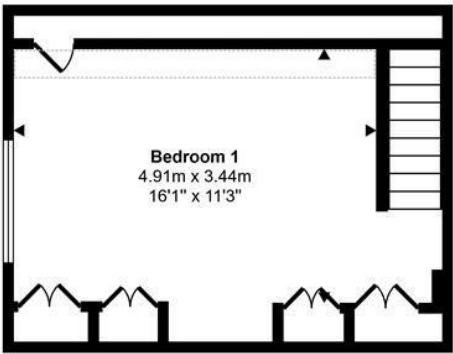
Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

Approx Gross Internal Area
87 sq m / 936 sq ft



Ground Floor
Approx 61 sq m / 660 sq ft



First Floor
Approx 26 sq m / 277 sq ft

 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.