



**2 Ben Jones Avenue, Newport, TF10 7XY**

**£460,000**

Overall, this home on Ben Jones Avenue presents an exceptional opportunity for those looking to settle in a vibrant community while enjoying the comforts of a spacious and well-designed living environment. With its attractive features and prime location, this property is sure to appeal to a wide range of buyers.

### Hallway

The welcoming hallway provides a practical and attractive introduction to the home, with stairs rising to the first floor and an open area beneath. Access to all ground floor accommodation and internal access to the garage.

### Lounge 17'3" max x 11'3" (5.26m max x 3.43m)

This inviting lounge is spacious and bright, featuring a large bay window that fills the room with natural light. The warm, neutral tones of the carpeting and walls create a cosy atmosphere, complemented by a feature fireplace that serves as a charming focal point. The room flows seamlessly into the dining area, ideal for easy entertaining.

### Dining Room 11'7" x 11'3" (3.54m x 3.43m)

Well-appointed and spacious, this dining room comfortably accommodates a large table and chairs. The tiled floor adds a practical touch, and the space benefits from gentle natural light streaming through the adjoining conservatory. It offers a seamless connection to both the kitchen and conservatory, making it perfect for family meals or entertaining guests.

### Conservatory 13'4" x 10' (4.06m x 3.04m)

The conservatory is a bright and airy space thanks to its large glass panelled windows and roof. French doors open directly onto the patio, creating a peaceful connection between indoor and outdoor living.

### Kitchen 11'7" x 15'2" (3.54m x 4.62m)

A bright and contemporary kitchen, this space combines clean design with practical everyday living. The room features a generous central island with a light-wood worktop and seating for three, creating a natural hub for cooking, dining, and socialising. Modern light cabinetry and sleek stainless-steel appliances give the kitchen a polished, up-to-date feel, while the subway-tile splashback adds a timeless touch. Appliances are neatly integrated comprising a Leisure range cooker, plumbing for a dishwasher, a drinks fridge and a standing fridge freezer.

### Master Bedroom 14'11" max x 11'2" (4.54m max x 3.40m)

The master suite is generously proportioned with a warm and calming ambience. A large bay window draws in ample natural light, while neutral carpets and walls create a restful environment. The room benefits from two sets of fitted wardrobes and an ensuite shower room, adding convenience and privacy.

### Ensuite

A compact, modern ensuite shower room featuring a glass-enclosed shower, white sanitaryware, and a wood-finish vanity with a contemporary basin. The

space is bright with natural light, complemented by neutral grey walls and a deep accent colour for contrast.

### Bedroom Two 9'4" x 9'10" (2.84m x 3.00m)

A good-sized double bedroom with a large window giving views over the rear garden. This bedroom has the luxury of a modern ensuite shower room, decorated with teal subway-style tiles for a pop of colour, a low-level flush WC and pedestal basin.

### Bedroom Three 11'3" x 8'2" (3.44m x 2.50m)

A further double bedroom with dual windows allowing plenty of light and views to the rear and side of the property. A good-sized room with neutral decor and ample space for bedroom furnishings.

### Bedroom Four 7'8" x 8'3" (2.33m x 2.52m)

This final bedroom offers a versatile space ideal as a child's bedroom, study, or dressing room, with neutral tones providing a blank canvas to personalise.

### Bathroom

The large family bathroom combines classic white fittings with dark flooring for a contemporary look. It includes a fitted bathtub, a pedestal sink, and a toilet, finished with a chrome heated towel rail and stylish tiled flooring.

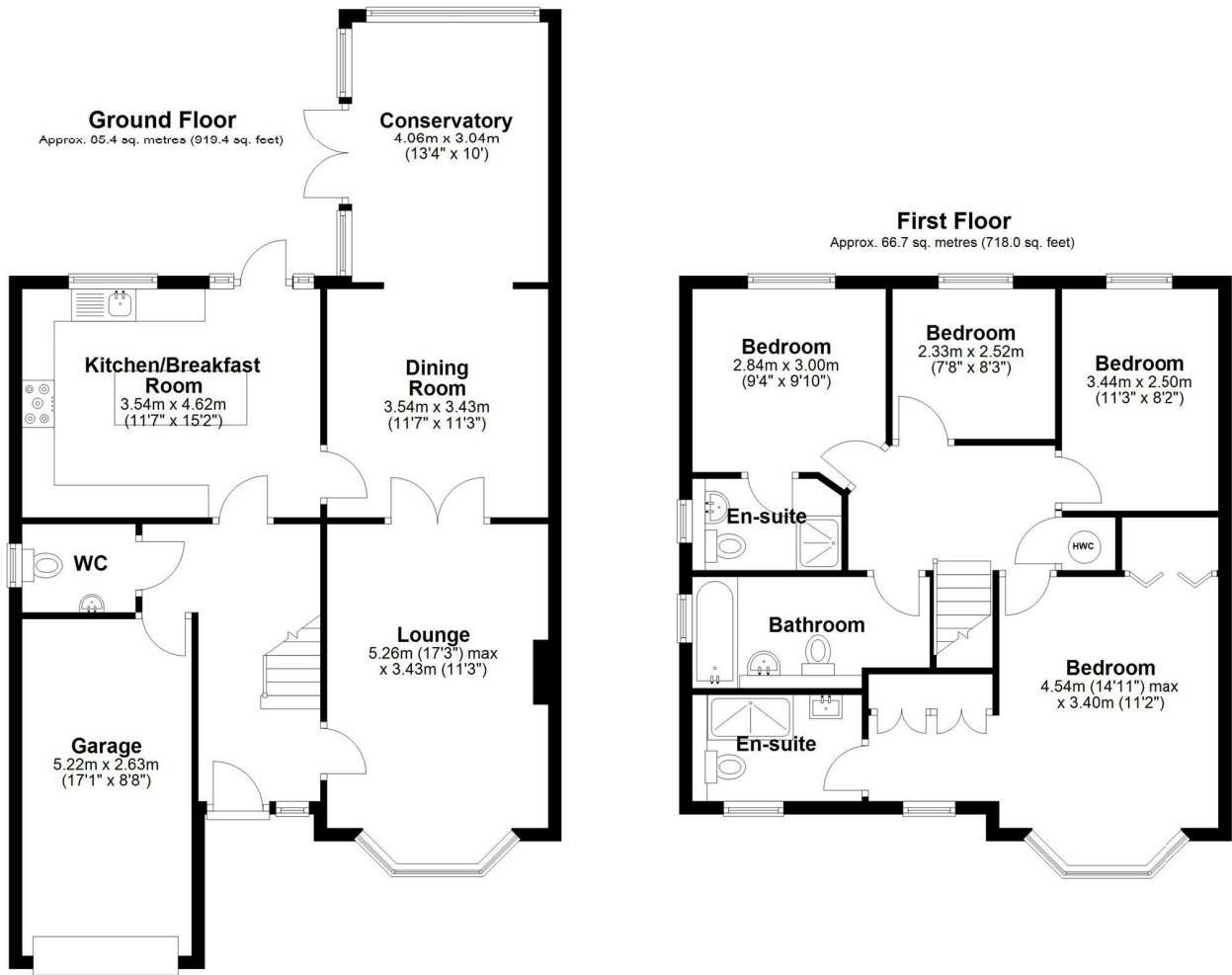
### Rear Garden

The property enjoys a well-designed rear garden featuring a spacious stone-paved patio, ideal for outdoor dining and relaxation. From here, the conservatory opens directly onto the terrace, creating a smooth connection between indoor and outdoor living. A neatly maintained lawn leads to a secondary seating area set beneath mature greenery, offering a peaceful spot to unwind. The garden is private, low-maintenance, and perfectly suited for both everyday enjoyment and entertaining.

### Driveway

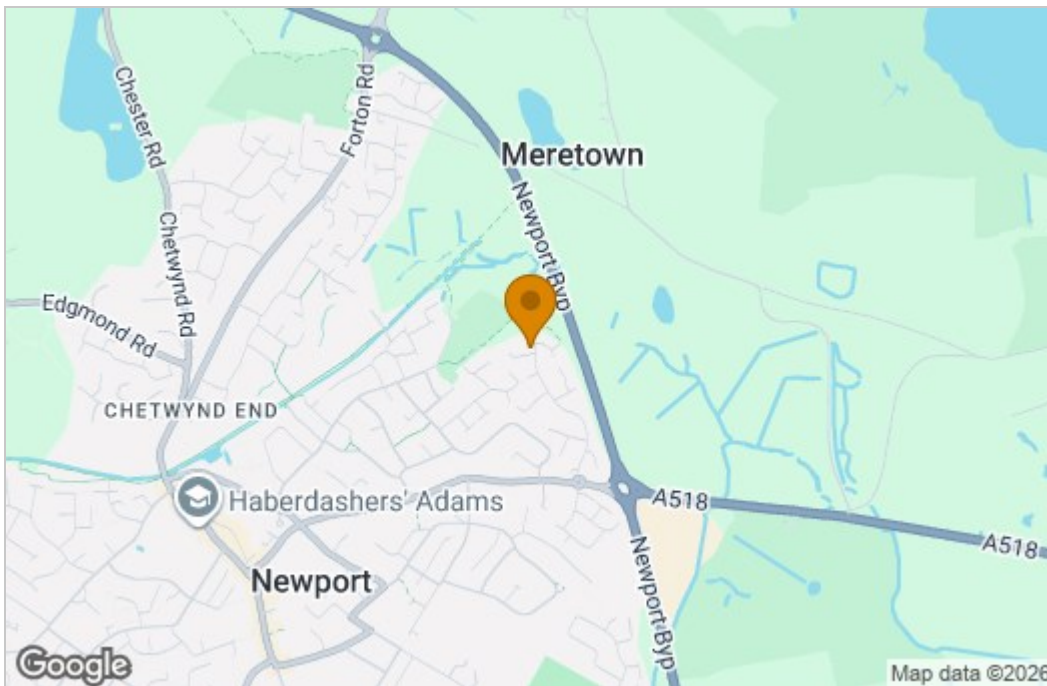
A good-sized tarmac driveway ideal for multiple cars. The rear of the property can be accessed via a side gate, and the garage can be accessed via a manual up-and-over door.

## Floor Plan

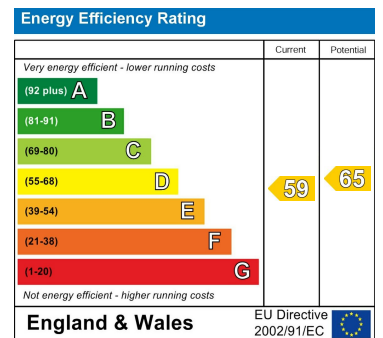


Total area: approx. 152.1 sq. metres (1637.4 sq. feet)

## Area Map



## Energy Efficiency Graph



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