

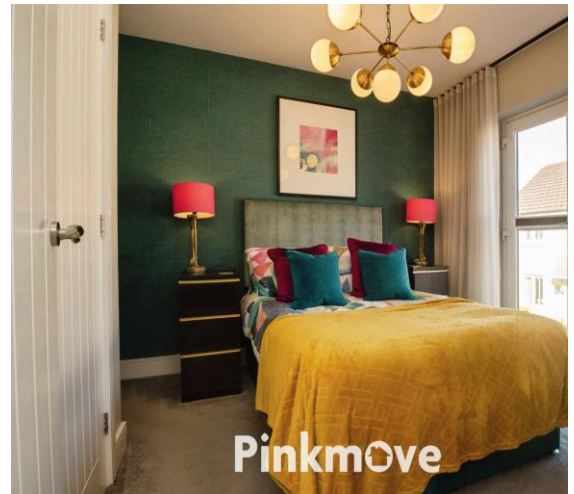


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## Bainite Grove

£320,000

- Detached Well Presented Family Home
- Driveway for Off Street Parking
- Sought After Development
- Master Bedroom with Ensuite Shower Room
- Close to Local Amenities
- Immaculately Presented
- NHBC Warranty
- EPC Rating: B



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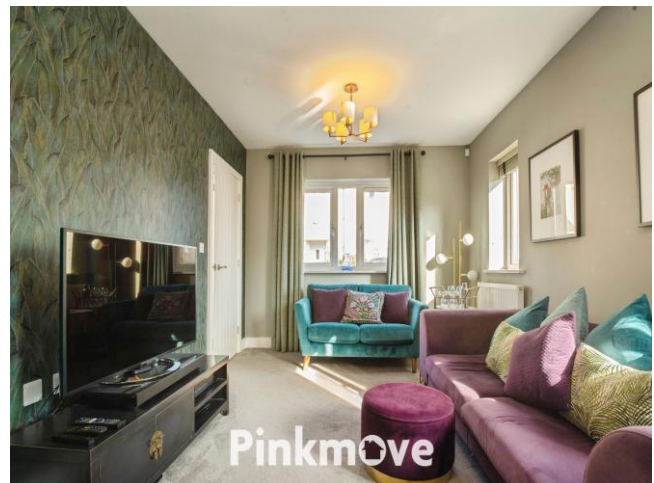
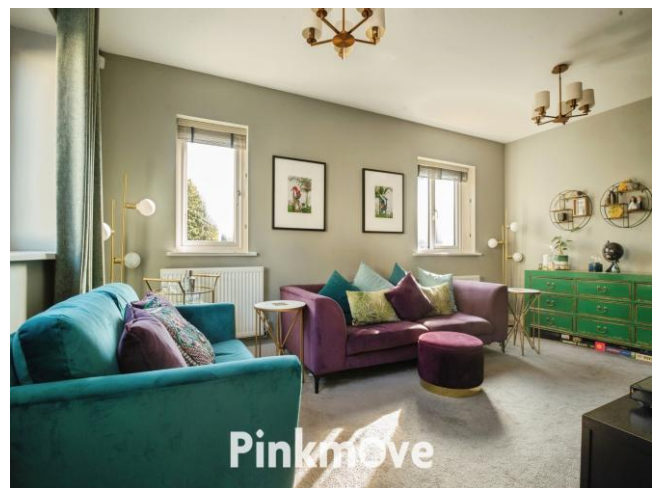


## About the property

Situated on the popular Glan Lyn development, this beautifully presented three-bedroom detached home offers modern living in a well-connected and family-friendly location. The property is ideally located for access to local amenities, including the nearby Spytty Retail Park, which offers a wide range of shops, restaurants, and leisure facilities. Families will appreciate the proximity to Glan Llyn Primary School. Transport links are excellent, with the M4 motorway along with Newport Train station is just minutes away giving commuters direct access to Cardiff and beyond.

Internally the property comprises entrance hallway with access to a spacious lounge that boasts lots of natural light, modern kitchen/dining area with integrated appliances and access onto rear garden, creating a sociable hub perfect for everyday living and entertaining and a downstairs WC to complete the ground floor accommodation. To the first floor the property offers three well-proportioned bedrooms and a contemporary family bathroom all finished to a high standard. Master bedroom benefits from ensuite shower room and built in wardrobes. Externally the home enjoys the benefits of detached living and a driveway offering off-road parking.

Viewings are highly recommended for this property. To book call 01633746088 or book via our website [www.pinkmove.co.uk](http://www.pinkmove.co.uk).





## Accommodation

Entrance Hallway

Lounge

Kitchen

Downstairs Wc

Landing

Master Bedroom

Ensuite

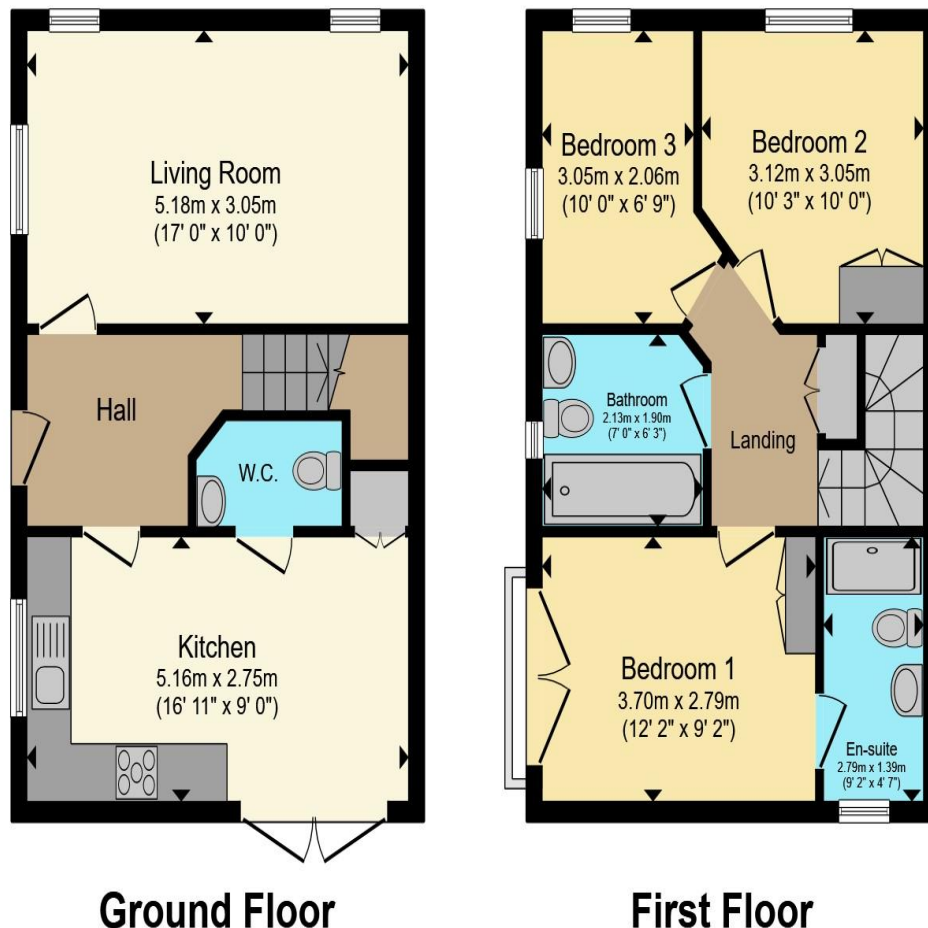
Bedroom Two

Bedroom Three

Bathroom

Rear Garden

## Floorplan



Total floor area 82.8 sq.m. (891 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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