



## Newgale Close, offers in excess of £185,000

- NO CHAIN
- 2 DOUBLE BEDROOMS - IDEAL FIRST TIME BUY
- DRIVEWAY TO FRONT
- COUNCIL TAX BAND - C
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS
- EPC Rating: C



 2  1  1



## About the property

2 DOUBLE BEDROOMS - OFF ROAD PARKING - IDEAL FIRST TIME BUY.

The property is conveniently situated close to local amenities such as shops, parks, popular school catchments and public transport links. Additionally, it offers easy access to link roads leading to the M4 corridor.

## Accommodation

### Hallway

### Living/ Dining Room

17' 5" max x 13' 1" ( 5.31m max x 3.99m )

Laminate flooring, window to front, stairs leading to landing.

### Kitchen

12' 11" x 9' ( 3.94m x 2.74m )

Tiled flooring, window to rear, matching wall and base cupboards with complimentary worktops, inset sink, space for appliances.

### Landing

Carpet.



### **Bedroom One**

13' x 9' plus cupboard ( 3.96m x 2.74m plus cupboard )

Carpet, fitted cupboards, window to front,

### **Bedroom Two**

11' plus wardrobes x 9' 7" ( 3.35m plus wardrobes x 2.92m )

Carpet, fitted cupboard, window to rear.

### **Bathroom**

Vinyl flooring, bath with overhead shower, w/c, sink.

### **Outside**

#### **To The Front**

Driveway and side access to rear.

#### **To The Rear**

Enclosed rear garden.

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## Floorplan



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