



**35 Boughey Road, Newport, TF10 7QF**  
**Offers In The Region Of £249,995**

This semi-detached house on Boughey Road is a fantastic opportunity for anyone seeking a spacious and modern home in Newport. With its generous living areas, modern kitchen and bathroom, and a lovely garden, it is sure to impress. Don't miss the chance to make this charming property your own.

## Front Exterior

The front exterior presents a neat, gravelled area with a small circular, grass lawn and flower bed. This welcoming frontage offers parking space for multiple vehicles.

## Hallway

The hallway welcomes you into the home with wood-effect flooring and subtle wall colours, leading through to the main living areas and stairs to the first floor. A practical layout provides easy access to the cloakroom and kitchen.

## Lounge 11'2" x 19'1" (3.39m x 5.82m)

This spacious lounge features two large windows allowing ample natural light to fill the room. The neutral carpeting paired with light wall tones provides a calm and welcoming atmosphere, ideal for relaxing or entertaining.

## Kitchen 9' x 8'1" (2.74m x 2.47m)

The kitchen is well-appointed with sleek, black, gloss cabinetry and integrated appliances including a gas oven and hob. Further space is available for a fridge-freezer and plumbing for a washing machine or dishwasher. Access to the garden is available through a door to the rear.

## Dining Room 13'4" max x 10'8" (4.07m max x 3.25m)

Adjoining the kitchen, the dining room is bright with natural light from sliding patio doors leading directly to the rear garden. The room comfortably holds a large dining table and features a warm wooden floor and neutral walls, creating an inviting space for meals and gatherings. There is also the added benefit of a storage cupboard.

## WC

A useful ground-floor cloakroom, with stylish subway tiled walls, basin and low-level flush WC.

## Landing

The first-floor landing serves as a connecting space between bedrooms and the shower room. Featuring a storage cupboard and loft hatch leading to the partially boarded loft space.

## Bedroom 1 9'1" x 12'5" (2.76m x 3.79m)

This bright and airy bedroom offers sufficient space for a double bed and features a large window that fills the room with daylight. Neutral décor and carpeting create a peaceful retreat, complemented by access to an adjacent dressing area, enhancing storage and functionality.

## Study/Dressing Area 9'1" x 6'4" (2.76m x 1.92m)

The dressing area adjoins the largest bedroom and provides excellent space for wardrobes and storage. It features a window allowing natural light and a laminate floor for easy maintenance.

## Bedroom 2 8'2" x 8'4" (2.48m x 2.53m)

A secondary bedroom with a cosy feel, featuring a window that allows natural light. The room is neutrally decorated and carpeted, suitable for a double bed and additional furniture as required.

## Bedroom 3 8'2" x 10'5" (2.48m x 3.19m)

Another bedroom on the first floor, offering space for a single or small double bed with additional furniture.

## Shower Room

The shower room has been tastefully updated, ensuring a fresh and stylish environment. Featuring a modern, white vanity unit fitted with a basin and low-level flush WC. A large walk-in shower enclosure with a mains-fed shower unit. Finished off with grey shower panelling, a chrome heated towel rail and grey wood-effect laminate flooring.

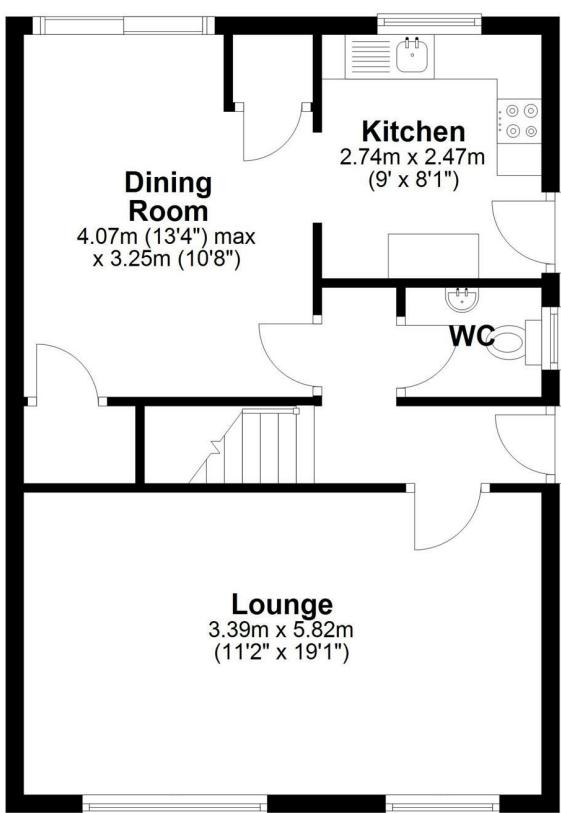
## Rear Garden

The rear garden features a paved patio area ideal for outdoor seating and entertaining. Beyond the patio, a lawn is enclosed by a combination of high wooden fences and brick walls, offering privacy and a safe space for children or pets.

## Floor Plan

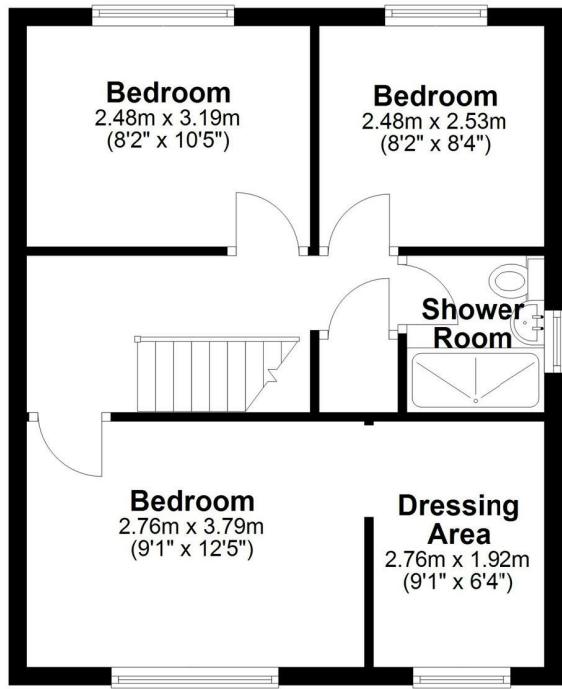
### Ground Floor

Approx. 49.6 sq. metres (534.1 sq. feet)



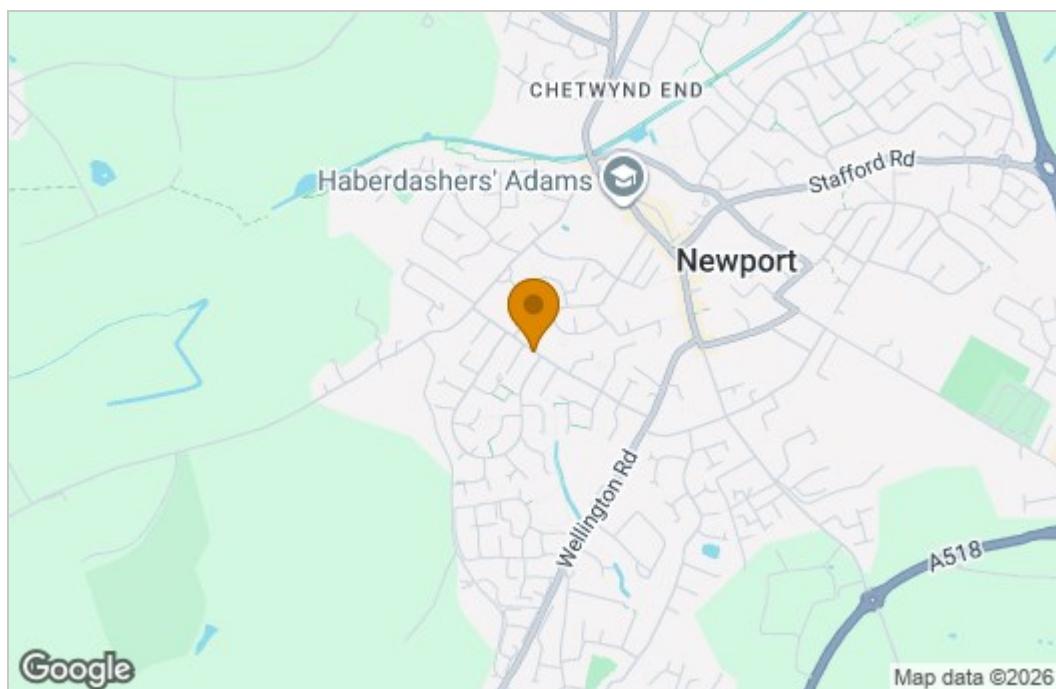
### First Floor

Approx. 41.9 sq. metres (450.6 sq. feet)

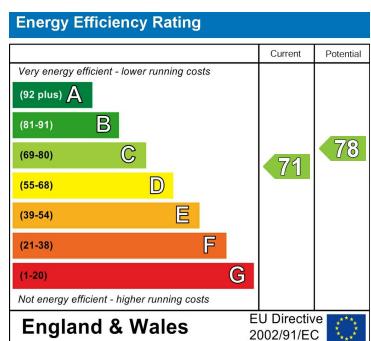


Total area: approx. 91.5 sq. metres (984.7 sq. feet)

## Area Map



## Energy Efficiency Graph



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