



Shakespeare Crescent, Newport

offers in excess of £200,000

- A well-presented three-bedroom semi-detached family home
- Popular residential location in Newport
- Offering excellent access to local amenities, schools, public transport links and the M4 motorway



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About the property

A beautifully presented three-bedroom semi-detached family home, situated in a sought-after residential area of Newport, offering superb access to local amenities, reputable schools, public transport links and the M4 motorway, making it ideal for commuters to Newport, Cardiff, Bristol and beyond.

The well-appointed accommodation briefly comprises an inviting entrance hall, a spacious and light-filled living room with an attractive feature fireplace, a separate dining room ideal for family living and entertaining, and a fitted kitchen offering a range of wall and base units with ample worktop space. A useful adjoining outhouse provides two excellent storage rooms and a separate WC.

To the first floor are three well-proportioned bedrooms, including two generous doubles and a comfortable single, together with a modern family bathroom fitted with a bath and overhead shower, wash hand basin and WC.

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Accommodation

Living Room

15' 9" x 13' 1" (4.80m x 3.99m)

Dining Room

9' 2" x 8' 10" (2.79m x 2.69m)

Kitchen

13' 1" x 9' 2" (3.99m x 2.79m)

Bedroom One

13' 1" x 10' 10" (3.99m x 3.30m)

Bedroom Two

14' 9" x 9' 2" (4.50m x 2.79m)

Bedroom Three

8' 10" x 7' 10" (2.69m x 2.39m)

Bathroom

Agents Notes

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead