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## 6 Beaumaris Road, Newport, TF10 7BN

A refurbished and extended Three Bedroom Semi-Detached House, ideally located within easy walking distance of Newport Town Centre. The property has a spacious Open Plan Lounge and Dining Room that flows into a well-appointed Kitchen. Externally, there is Off Road Parking, Garage and a beautifully maintained, enclosed garden, featuring a Built-In BBQ area.

Offers in the Region of  
**£320,000**



# 6 Beaumaris Road, Newport, TF10 7BN

## Overview

- An Extended and Refurbished Semi-Detached House
- Three Well Proportioned Bedrooms
- Within Walking Distance of Newport Town Centre
- Open Plan Kitchen, Lounge and Dining Room
- Ground Floor Office, Utility Room
- Contemporary Doors Throughout
- Ground Floor Wet Room
- Upstairs Modern Bathroom
- Good Sized Off Road Parking and Garage
- Beautifully Maintained Rear Gardens with Built-In BBQ Area
- Council Tax Band B
- EPC Rating C



## BRIEF DESCRIPTION

A brilliantly extended and refurbished Semi-Detached House, offering refined and generously proportioned accommodation, ideally located within easy walking distance of Newport Town Centre. Despite its convenient setting, the property also enjoys a wonderfully spacious and Enclosed Rear Garden, perfect for family living and entertaining. The significantly enhanced accommodation comprises an Oak-Framed Porch leading into a welcoming Entrance Hall with cloaks cupboard, a Ground Floor Home Office, and a spacious Open Plan Lounge and Dining Room that flows seamlessly into a well-appointed Kitchen. There is also a separate Utility Room and a Ground Floor Wet Room.

## LOCATION

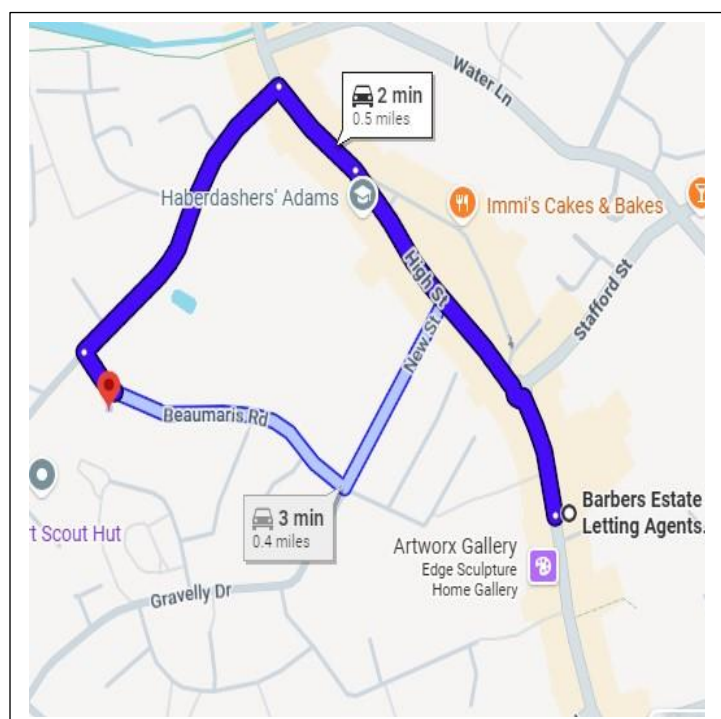
The property is just 0.4 miles from Newport's busy High Street, with its mix of shops, boutiques, cafes, pubs and a Victorian indoor market - and is within the catchment area of Newport's highly regarded Primary, High and Grammar Schools.

A wider selection of shops, amenities and employment opportunities are available in Telford, Stafford and Shrewsbury - and the excellent rail connections from Telford and Stafford mean Birmingham and Manchester are in commutable distance.



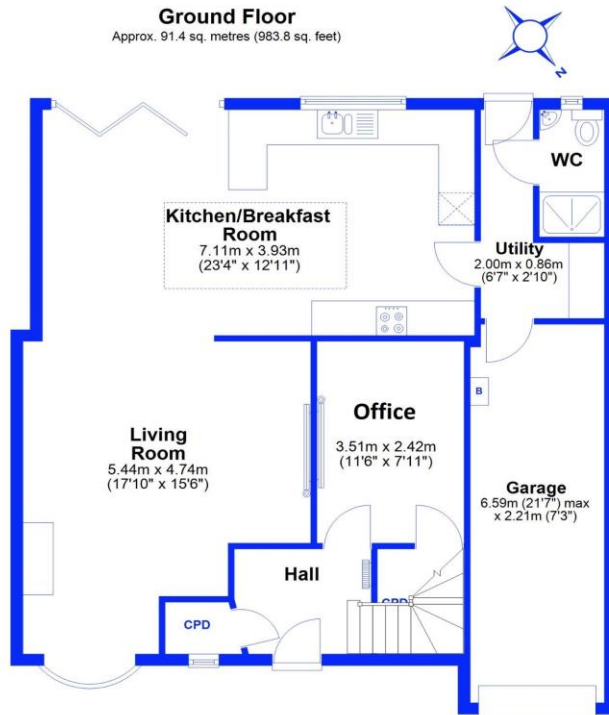
**Barbers**

A photograph of a modern bedroom interior. The room features a large bed with a tufted headboard and a striped duvet cover, positioned against a dark grey accent wall. A small bedside table holds a lamp. Two windows with light-colored curtains provide natural light. A pendant light hangs from the ceiling.



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Total area: approx. 130.9 sq. metres (1409.0 sq. feet)

This floor plan has been prepared for the exclusive use of Barbers Estate Agents. All due care has been taken in the preparation of this floor plan which should be used for illustrative purposes only. All sizes and dimensions of rooms and walls are approximate. The positioning of windows, doors, openings, fixture and fittings are approximate and for use as a guide only. This floor plan is not, nor should it be taken as, a true and exact representation of the subject property.  
Plan produced using PlanUp.

6 Beaumaris Road, Newport



## Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.  
Get in touch today! Tel: 01952 820 239

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