



**13 The Woodlands, Newport, TF10 9EN**

**O.I.R.O £263,000**

Conveniently located this house has three generous bedrooms, two reception rooms, a modern kitchen, utility room and ground floor WC. Add to this a larger than average rear garden and off road parking really means it has it all. Situated in the popular village of Lilleshall too it is sure to be popular.

### Entrance Porch

with UPVC double entry doors and quarry tiled floor.

### Hall

at the centre of the house with a grey wooden floor.

### Lounge

a bright room with windows to the front and rear. There is matching grey wooden flooring, two radiators and fireplace with surround.

### Dining Room

with a window towards the front, matching grey flooring, feature fireplace and radiator.

### Kitchen



with range of modern white wall and base units and spaces for appliances, there is a radiator and the room looks over the rear garden.

### Utility

with plumbing for appliances, a radiator, fitted worksurfaces and wall cupboards for storage.

### WC

with toilet and radiator.

### Stairs and Landing

carpeted to the floor with airing cupboard.

### Bedroom One



a large room with carpet to the floor, radiator and built in storage.

### Bedroom Two



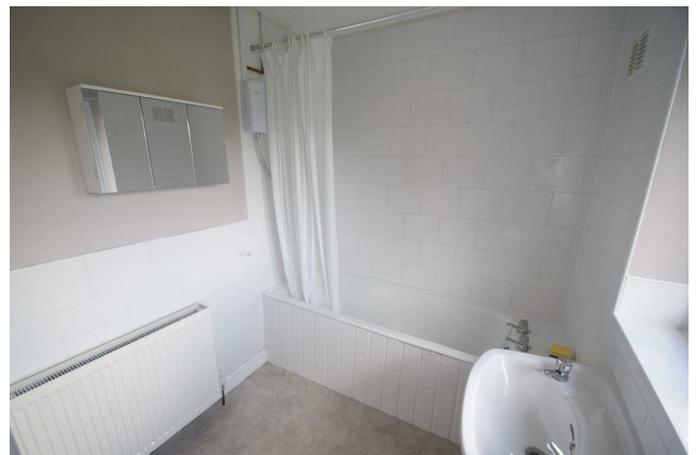
a further double with carpet to the floor, radiator and built in storage.

### Bedroom Three



with carpet to the floor, a radiator and built in storage.

### Bathroom

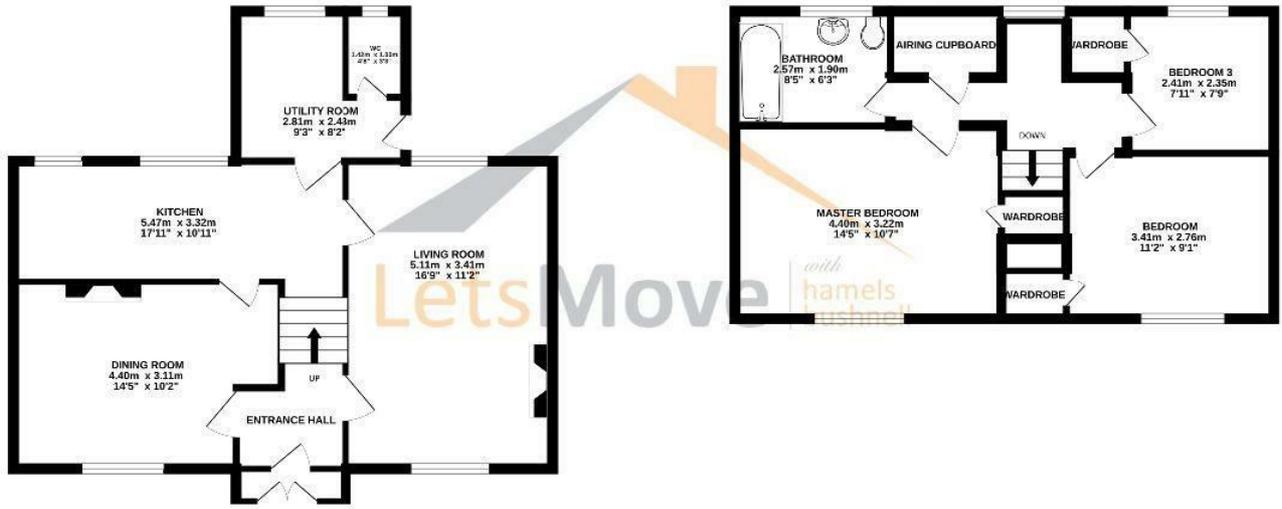


comprises of a white suite with storage cabinet. There is a shower over the bath.

# Floor Plan

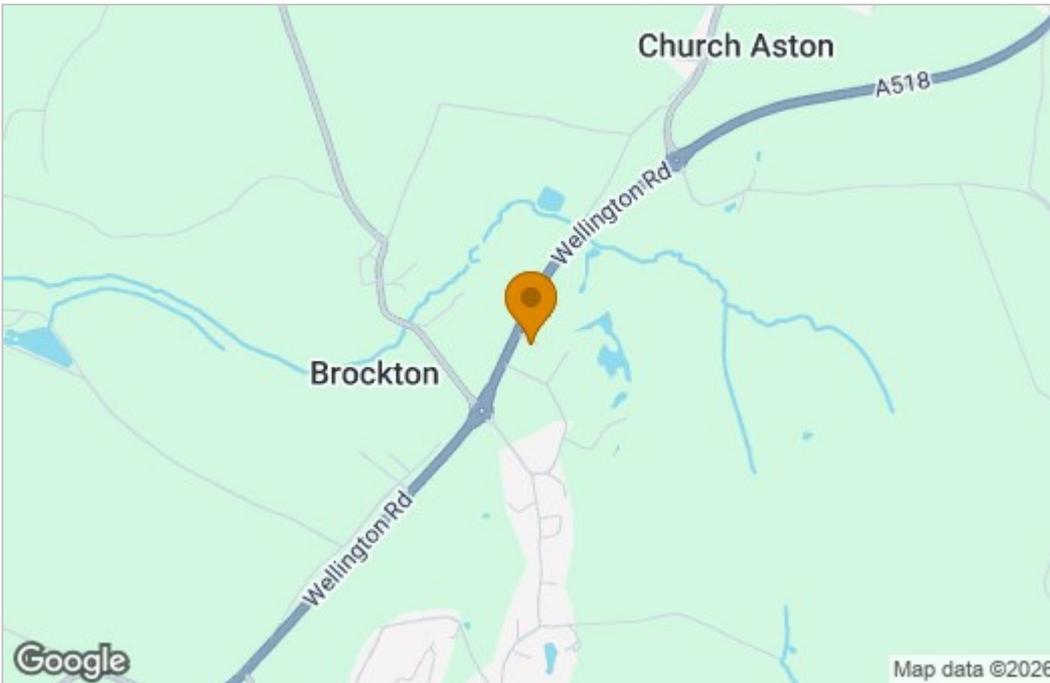
GROUND FLOOR

1ST FLOOR

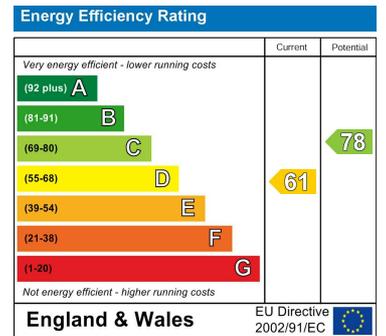


Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2023

# Area Map



# Energy Efficiency Graph



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