



## Penrhiw Road

**Guide Price £340,000 to £350,000**

- Immaculately presented
- Rear garden and off-road parking
- Master with en-suite and balcony
- Two reception rooms
- Kitchen/Diner
- Home office
- Family bathroom
- EPC Rating: D



 4  2  3

**Pinkmove**

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## About the property

This beautifully extended and well-presented four-bedroom semi-detached family home is ideally located in a sought-after position on the outskirts of Newport.

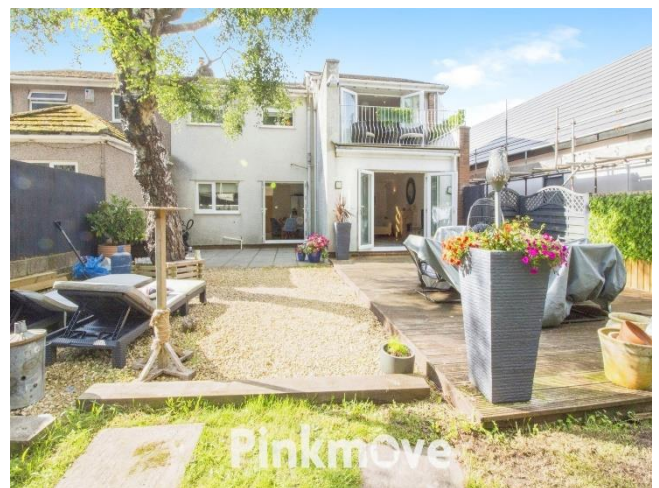
Set back from the main road, and a private driveway, the property enjoys a peaceful setting.

Inside, a spacious entrance hall leads to two generous reception rooms, a modern kitchen-diner with integrated appliances and French doors opening to the garden.

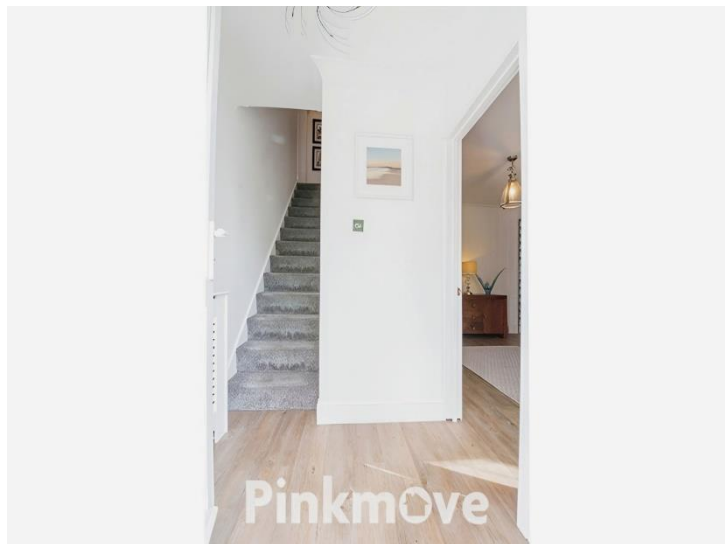
Plus, a versatile additional room currently used as an office and a ground floor cloakroom.

Upstairs, there are four bedrooms, three doubles and a single: with the master boasting an en-suite and balcony with far-reaching views. A stylish family bathroom includes a roll-top bath.

Outside, the property features a landscaped rear garden with a patio and decking.







## Accommodation

### Entrance Hall

5' 10" x 4' 9" ( 1.78m x 1.45m )

### Sitting Room

14' 6" x 13' 6" ( 4.42m x 4.11m )

### Kitchen/Diner

16' 8" x 10' 6" ( 5.08m x 3.20m )

### Living Room

21' x 11' 9" ( 6.40m x 3.58m )

### Study

10' 3" x 8' 10" ( 3.12m x 2.69m )

### Wc

5' 6" x 2' 11" ( 1.68m x 0.89m )

### First Floor Landing

6' 3" x 5' 9" ( 1.91m x 1.75m )

### Master Bedroom

16' 7" x 11' 9" ( 5.05m x 3.58m )

### En-Suite

11' 9" x 8' 3" ( 3.58m x 2.51m )

### Balcony

11' 9" x 6' 6" ( 3.58m x 1.98m )

### Bedroom 2

14' 6" x 10' 1" ( 4.42m x 3.07m )

### Bedroom 3

10' 6" x 8' 10" ( 3.20m x 2.69m )

### Bedroom 4

11' 7" x 6' 3" ( 3.53m x 1.91m )

### Bathroom

7' 6" x 7' 4" ( 2.29m x 2.24m )

### Entrance Hall

5' 10" x 4' 9" ( 1.78m x 1.45m )

### Agents Note

The garden area is contained within two titles that can be inspected by your conveyancer in preparation for completion. You should seek guidance from your conveyancer in respect to any amendments to titles and their registration at land registry.

## Floorplan



## 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.