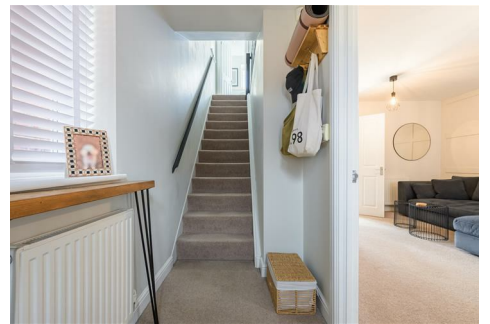




2 Newborough Court Upper Bar, Newport, TF10 7GF

Offers In The Region Of £289,950

This beautifully presented detached house is a rare find in Newport, combining generous living space and contemporary aesthetics with modern comforts. It is an excellent choice for anyone looking to invest in a stylish and spacious family home without compromising on location. Newborough Court is ideal, providing a peaceful residential atmosphere while still being within walking distance of Newport High Street. Being chain free, this home offers a smooth transition for potential buyers, allowing for a quicker move-in process.

Front Exterior

The front exterior of the property presents a charming brick facade with a pitched roof and a sheltered entrance porch. The neat surroundings are complemented by a detached garage to the side, offering practical off-street parking or storage space.

Hallway

This welcoming hallway features stairs rising to the first floor and access to the ground floor living space, with a window allowing natural light to brighten the space.

Living Room 13'3" x 15'11" (4.03 m x 4.85 m)

The living room is bright and inviting, with carpeted flooring and a large bay window that provides plenty of daylight. A feature wall with subtle panelling adds character, and the generous size of the room offers ample space for furnishings.

Kitchen / Diner 16'4" x 10'1" (4.98 m x 3.06 m)

The kitchen and dining area combine functionality with modern style. Cream cabinetry with contrasting wood-effect work surfaces frame integrated appliances including a gas hob and oven, plumbing for a washing machine to be neatly installed under the counter and both a fitted fridge and separate freezer. The dining area creates a sociable atmosphere with French doors open directly onto the rear garden, filling the room with natural light and offering easy garden access.

WC

A separate cloakroom on the ground floor includes a white basin and toilet, with a small window adding natural light.

Landing

The first floor landing is bright and quietly finished in a neutral palette, with a distinctive black banister creating a modern contrast. A window allows natural light to fill the space, which connects the bedrooms and bathroom on this level. Providing access to the loft-space.

Master Bedroom 9'6" x 11'3" (2.89 m x 3.43 m)

The main bedroom is a large double bedroom, with a striking panelled feature wall behind the bed. An added benefit of fitted wardrobes and an en-suite shower room provide quiet luxury. Soft natural light streams through the window, making it a bright yet cosy and restful retreat.

En-suite Shower Room

Leading off the master bedroom, the en-suite features a tiled shower unit with both a rainfall and handheld showerhead. Fitted with a low-level flush WC, pedestal basin and heated towel rail.

Bedroom Two 9'6" x 9'1" (2.90 m x 2.77 m)

This second bedroom offers a peaceful space with

similar decor to the master suite, another good-sized double bedroom with views over the rear garden and fitted wardrobe space.

Bedroom Three 6'6" x 7'7" (1.98 m x 2.31 m)

The third bedroom is a single bedroom, currently used as a home office and providing versatility in its use. Completed with a useful storage cupboard.

Bathroom

The main bathroom is bright and practical with a white suite comprising a fitted bathtub with an overhead shower, wash basin and toilet. A frosted window provides daylight whilst maintaining privacy, finished with white and decorative tiling around the bath.

Rear Garden

The South-facing garden is a private and manageable space with a paved patio area ideal for outdoor seating and dining, extending to an expanse of lawn bordered by wooden fencing. It offers a sunny spot for relaxing or entertaining and is easily accessible via French doors from the kitchen diner and side access via a wooden gateway.

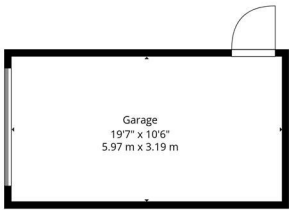
Garage & Driveway 19'7" x 10'6" (5.97 m x 3.19 m)

The garage provides secure, covered parking or storage space, complementing the off-road parking available outside the property.

Floor Plan



First Floor



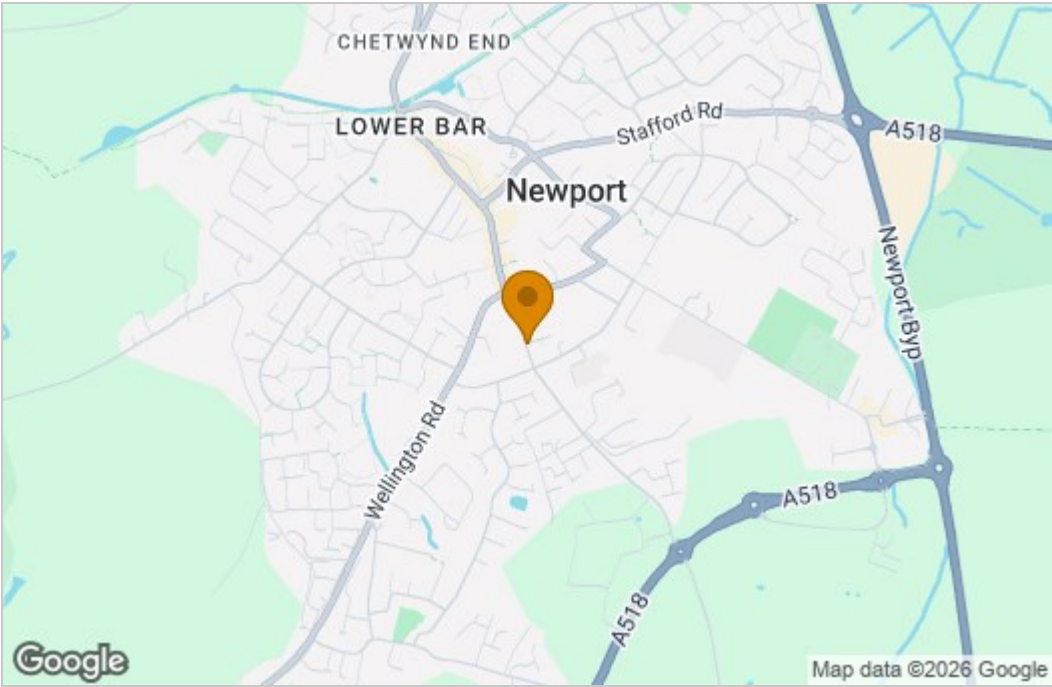
Ground Floor



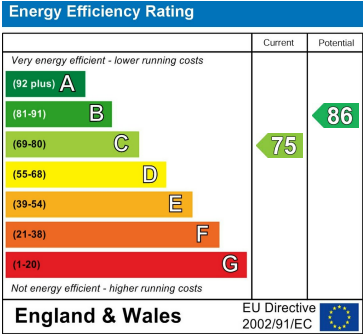
Total: 860 sq. Ft, 80 m2
Ground Floor: 430 sq. Ft, 40 M2, First Floor: 430 sq. Ft, 40 m2
Excluded Areas: Garage: 206 sq. Ft, 19 M2, Bay Window: 7 sq. Ft, 1 M2, Walls: 119 sq. Ft, 11 m2

Measurements Deemed Highly Accurate But Not 100%. Agents Assist Are Not Liable And Do Not Take Any Responsibility For Any Errors, Omissions Or Mistakes In The Floorplan. Please Carry Out Your Own Measurements Before Making Any Decisions Based On Them.

Area Map



Energy Efficiency Graph



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