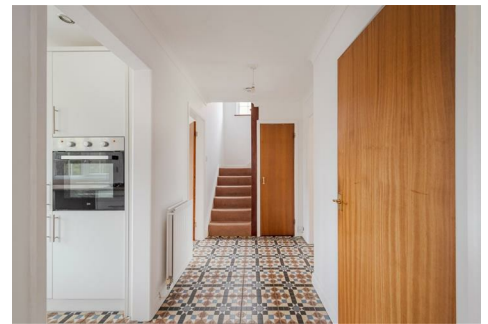




**43 Pen Y Bryn Way,
Newport,
TF10 7ES**

OIRO £300,000

A spacious four-bedroom detached house offering generous accommodation, a private rear garden, driveway parking, and a single garage, available with no onward chain.

The ground floor comprises an entrance hallway with understairs storage, a good-sized lounge with patio doors opening onto the rear garden, a kitchen with integrated oven, grill and gas hob, a dining room, and a cloakroom.

The first floor comprises three double bedrooms, a fourth single bedroom, and a family bathroom.

The rear garden is private and includes a patio area, a laid lawn, shrub borders, a garden shed, and access to the garage.

To the front, the property offers driveway parking, a single garage, and a planted shrub-front garden

Newport is a thriving market town, which features a diverse range of independent shops, larger chain style stores, supermarkets (including Waitrose), and a variety of leisure facilities. There is a selection of highly regarded primary and secondary schools to choose from, all with excellent OFSTED ratings, including two selective secondary schools (Haberdashers Adams' Grammar School and Newport High School for Girls) and the highly acclaimed Harper Adams University. The market town of The property is within easy commuting distance of Telford (10 miles), Stafford (16 miles) and Shrewsbury (19 miles), all with mainline train stations, wider ranges of shops and leisure facilities, as well as being within close proximity to the M54 J4 (9 miles).

HALLWAY

12'4" x 4'9" (3.77 x 1.46)

A spacious hallway with tiled laminate flooring and an understairs storage cupboard.



KITCHEN

9'4" x 7'9" (2.85 x 2.37)

A range of white base and wall units with wood-effect worktops and tiled splashbacks, an integrated oven and grill with a gas hob, splashback and extractor hood above, dual aspect windows, recesses and plumbing for a washing machine and dishwasher, space for a fridge freezer, tiled effect laminate flooring, and inset chrome spotlights.



LOUNGE

18'2" x 11'9" (5.55 x 3.60)

A good sized lounge with a mounted gas fire with hearth and surround. UPVC patio doors open onto the rear garden.



DINING ROOM

9'11" x 9'5" (3.03 x 2.88)

With wooden effect laminate flooring.



CLOAK ROOM

A vanity wash basin with tiling above and a low level W.C with tiled flooring.



FIRST FLOOR

With loft hatch access.



BEDROOM THREE

9'3" x 9'5" (2.84 x 2.89)

A third double bedroom overlooking the front garden.



MASTER BEDROOM

14'6" x 9'3" (4.42 x 2.84)

A large double bedroom with built in wardrobes, with wooden effect laminate flooring overlooking the rear garden.



BEDROOM FOUR

8'6" x 8'4" (2.61 x 2.55)

A fourth single bedroom.



BEROOM TWO

13'10" x 8'6" (4.23 x 2.60)

A double bedroom with a storage cupboard and wooden effect laminate flooring overlooking the rear garden.



BATHROOM

A panelled bath with Triton electric shower, pedestal wash basin and low-level W.C., complemented by tiled walls, laminate flooring, and an airing cupboard.



REAR GARDEN

A private rear garden featuring a patio area and laid lawn, with borders planted with mature plants, shrubs and trees. The garden also benefits from a garden shed and access door to the garage.



OUTSIDE

A tarmac driveway provides parking. double gates lead to a single garage. The front garden is planted with mature plants & shrubs.

AGENTS' NOTES:

EPC RATING: D (66) - a copy is available upon request.

SERVICES: We are advised that mains water, gas, electricity and drainage are available. The property is heated by a gas fired central heating system. Davies White & Perry have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

LOCAL AUTHORITY: We are advised by the Local Authority Telford & Wrekin, the property is Band D (currently £2,260.55 for the year 2026/2027)

PROPERTY INFORMATION: We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

AML REGULATIONS: To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must

produce identification documents prior to the issue of sale confirmation. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.

BROADBAND: Up to 1000mbps

Mobile Signal/Coverage Indoors: EE Good, O2 Variable, Three Variable, Vodafone Variable

Mobile Signal/Coverage Outdoors: EE Good, O2 Good, Three Good, Vodafone Good

PARKING: Driveway parking and single garage.

FLOOD RISK: Rivers & Seas – No risk

COASTAL EROSION RISK: None in this area

COALFIELD OR MINING AREA: None in this area

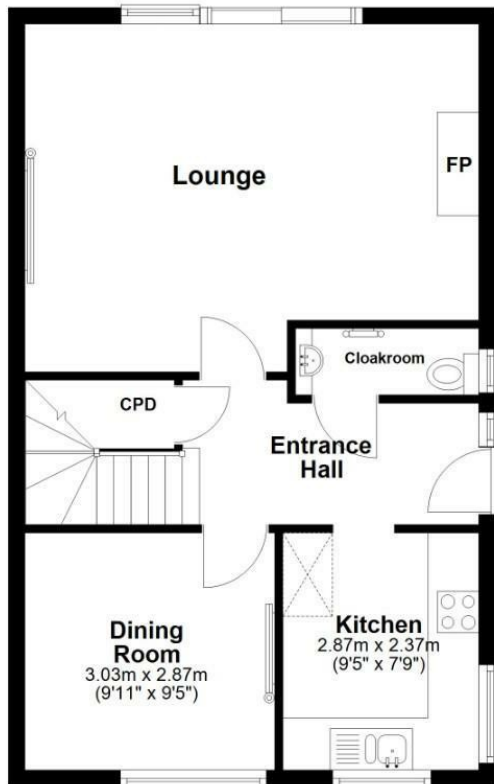
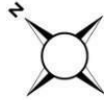
TENURE: We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre-Contract Enquiries. Vacant possession upon completion.

METHOD OF SALE: For Sale by Private Treaty.

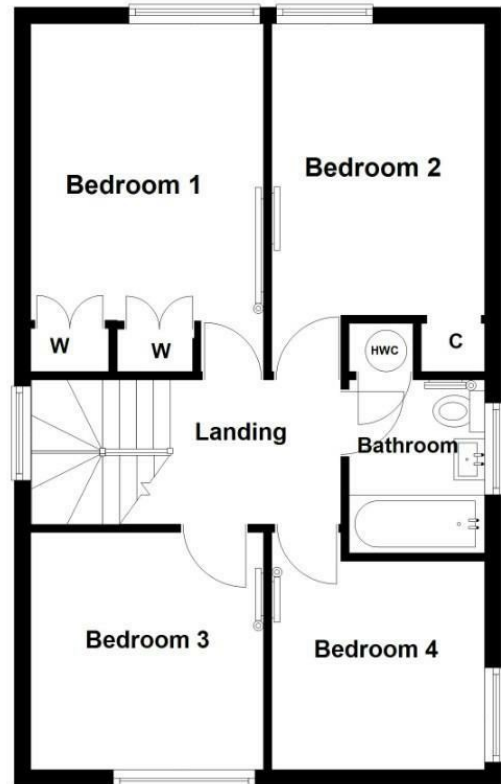
TO VIEW THIS PROPERTY: Please contact our Newport Office, 45/47 High Street, Newport, TF10 7AT on 01952 811003 or email us at newport@davieswhiteperry.co.uk

DIRECTIONS: From our office in the High Street head south on High Street, continue onto Upper Bar and then onto Station Road, turn left onto Pen Y Bryn Way, the property is on the left and can be identified with a For Sale board.

Ground Floor
Approx. 49.8 sq. metres (535.5 sq. feet)



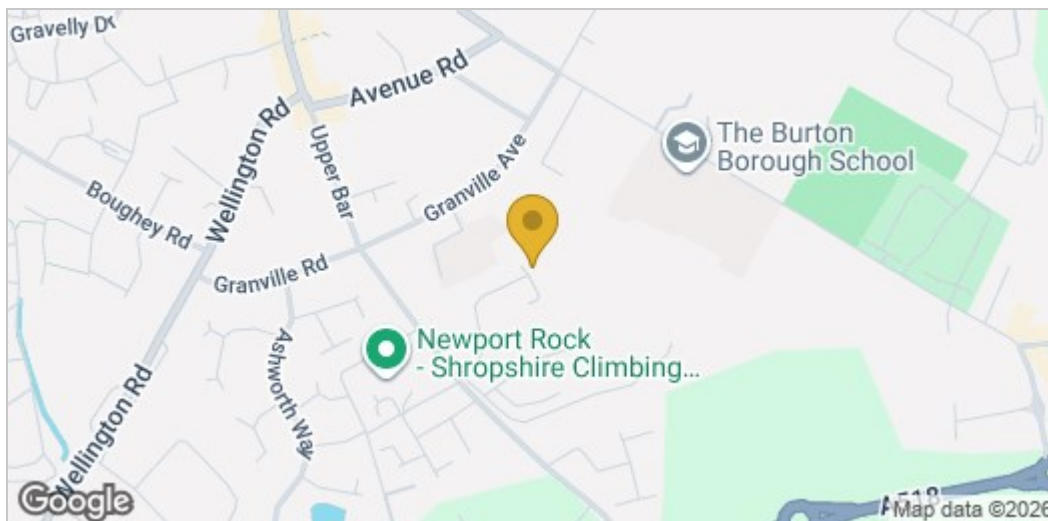
First Floor
Approx. 49.8 sq. metres (535.5 sq. feet)



Total area: approx. 99.5 sq. metres (1071.1 sq. feet)

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

43 Pen Y Bryn Way, Newport



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	80
EU Directive 2002/91/EC		
England & Wales		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.