



## Mill Heath

Offers in the region of £190,000

- Semi- Detached
- Two Double Bedrooms
- Unique Spiral Staircase
- Direct Garden Access
- Close to Schools, Shops and Amenities
- Excellent Transport Links
- EPC Rating: D



**Pinkmove**

01633 746088  
team@pinkmove.co.uk



## About the property

Nestled in the popular Mill Heath area of Bettws, this charming two-bedroom semi-detached home offers a perfect blend of comfort and convenience.

At the front of the property, you'll find a modern, cosy kitchen designed for both style and practicality. Walk through to the main living space, where sleek laminate flooring creates a warm and inviting atmosphere. A spiral staircase adds a unique feature, leading upstairs, while a door opens directly onto the enclosed rear garden, ideal for relaxing or entertaining.

Upstairs, there are two generously sized double bedrooms, each benefiting from built-in wardrobes for ample storage. A well-appointed family bathroom completes the first floor. To the rear, the property boasts a low-maintenance garden, providing a private outdoor retreat.

Mill Heath is a sought-after location with excellent transport links, including easy access to the M4 for commuting to Cardiff, Bristol, and beyond. Regular bus services connect you to Newport city centre and surrounding areas.

Families will appreciate the proximity to reputable schools such as Malpas Court Primary and Bettws Early Years Centre. Local amenities are plentiful, with shops, supermarkets, healthcare facilities, and leisure options all within easy reach.

For outdoor enthusiasts, scenic walks along the Monmouthshire & Brecon Canal and visits to Tredegar Park or the Fourteen Locks Canal Centre offer plenty of opportunities to enjoy nature.





## Accommodation

### Reception Room

16' 6" x 12' 7" ( 5.03m x 3.84m )

### Kitchen

7' 10" x 7' 10" ( 2.39m x 2.39m )

### Bedroom 1

8' 8" x 12' 7" ( 2.64m x 3.84m )

Max Measurements

### Bedroom 2

7' 11" x 12' 7" ( 2.41m x 3.84m )

Max Measurements

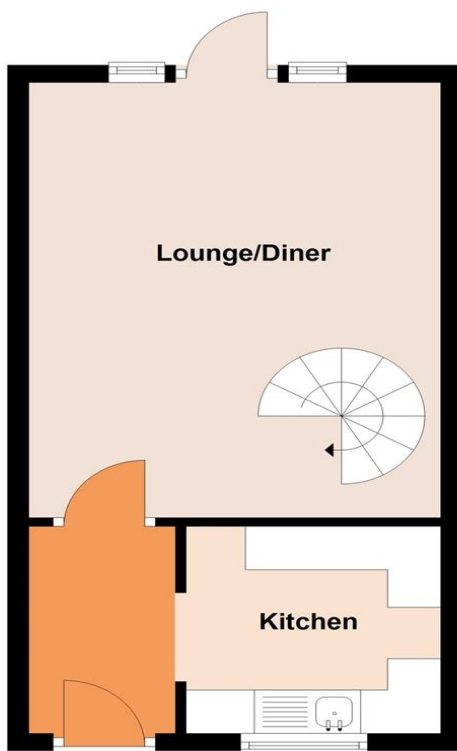
### Bathroom

7' 6" x 5' ( 2.29m x 1.52m )

## Floorplan

### Ground Floor

Approx. 29.1 sq. metres (313.2 sq. feet)



### First Floor

Approx. 29.1 sq. metres (313.2 sq. feet)



Total area: approx. 58.2 sq. metres (626.5 sq. feet)

**165 Mill Heath**

## 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.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let

