



Pinkmove

Sir Charles Crescent

Guide Price £310,000 - £320,000

- Guide Price: £310,000 - £320,000
- Three Bedrooms
- Two Reception Rooms
- Conservatory
- Sizeable Rear Garden With Large Shed and Greenhouse
- Large Driveway
- Close to Local Schools, Shops and Amenities
- Excellent Transport Links
- EPC Rating: C



3 1 1

Pinkmove

01633 746088
team@pinkmove.co.uk



Pinkmove

About the property

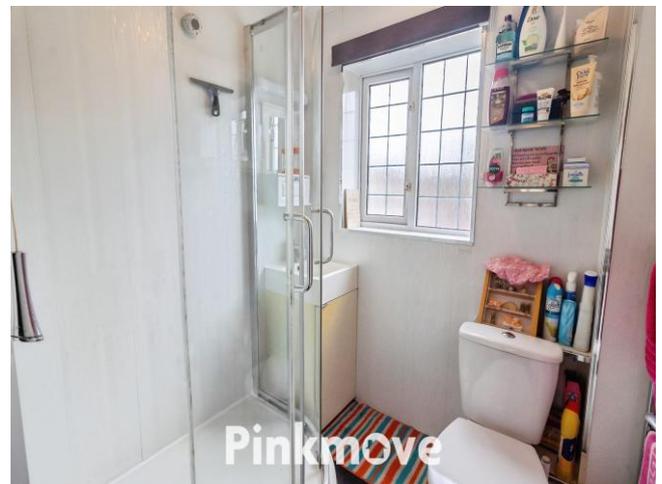
Set within a popular residential area, the property sits close to a range of everyday amenities, including well-regarded local schools, nearby supermarkets, and a selection of shops and cafés. Excellent transport links provide easy access into Newport city centre, as well as straightforward routes toward the M4 for commuting.

The ground floor welcomes you with a bright lounge/diner positioned at the front of the home, creating an inviting space for relaxation or entertaining. This leads seamlessly into the well-planned kitchen, which in turn provides access to a generous conservatory overlooking the rear garden. A separate sitting room, converted from the original garage, offers an ideal additional family space, home office, or hobby room. A convenient downstairs WC completes the ground floor layout.

Upstairs, the property features three versatile bedrooms, each offering flexible potential for sleeping accommodation, workspaces, or guest rooms, along with a well-appointed family bathroom.

Outside, the rear garden provides a wonderful blend of practicality and potential, with a large shed, a greenhouse, and plenty of usable space suitable for a variety of purposes. To the front, the property benefits from a sizeable driveway capable of accommodating multiple vehicles.

This well-located home is perfectly suited for modern family living, with generous interiors and great outdoor space in a sought-after Newport setting.



Pinkmove



Pinkmove



Accommodation

Lounge/Diner

15' 2" x 11' 9" (4.62m x 3.58m)

Kitchen

10' 1" x 14' 9" (3.07m x 4.50m)

Sitting Room

15' 9" x 8' (4.80m x 2.44m)

Conservatory

5' 11" x 12' 11" (1.80m x 3.94m)

Downstairs Wc

5' 6" x 3' (1.68m x 0.91m)

Bedroom 1

12' 3" x 8' 1" (3.73m x 2.46m)

Bedroom 2

9' 1" x 8' 6" (2.77m x 2.59m)

Bedroom 3

7' 1" x 6' 6" (2.16m x 1.98m)

Bathroom

5' 6" x 6' 1" (1.68m x 1.85m)

Floorplan



Total area: approx. 93.8 sq. metres (1009.6 sq. feet)
13 Sir Charles Crescent

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