



Sheppard
& Bear

Fairway Road | Bassaleg | Newport | NP10 8BW

Asking price £525,000



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Nestled in the desirable Fairway Road, Bassaleg, Newport, this impressive detached house offers a perfect blend of comfort and modern living. Spanning an expansive 1,603 square feet, the property boasts three generously sized double bedrooms, each with its own en-suite bathroom, ensuring privacy and convenience for all family members.

Upon entering, you are greeted by a welcoming entrance hallway that leads to a spacious lounge, ideal for relaxation and entertaining. The heart of the home is the open plan lounge, kitchen, and dining area, which is bathed in natural light thanks to two sets of French doors that seamlessly connect the indoor space to the beautifully maintained garden. This extension enhances the living area, making it perfect for family gatherings or quiet evenings at home.

- Three double bedrooms, all en-suite
- Open-plan lounge/kitchen/dining area
- Home office and utility room
- Garage plus driveway parking
- Quiet cul-de-sac location
- Detached house with modern extension
- French doors to lovely garden
- Ground floor WC for convenience
- Front and rear gardens
- Easy access to M4 motorway

Entrance hall

Lounge

15'1 x 10'0 (4.6m x 3.05m)

Lounge/kitchen/dining room

20'4 x 22'0 (6.2m x 6.71m)

Utility room

7'1 x 5'3 (2.16m x 1.6m)

Home office

9'7 x 5'7 (2.92m x 1.7m)

Ground floor WC

First floor landing

Bedroom one

14'7 x 10'1 (4.45m x 3.07m)

Dressing room area

En-suite bathroom

10'1 x 5'5 (3.07m x 1.65m)

Bedroom two

9'3 x 9'3 (2.82m x 2.82m)

En-suite

6'9 x 5'11 (2.06m x 1.8m)

Bedroom three

9'11 x 9'4 (3.02m x 2.84m)

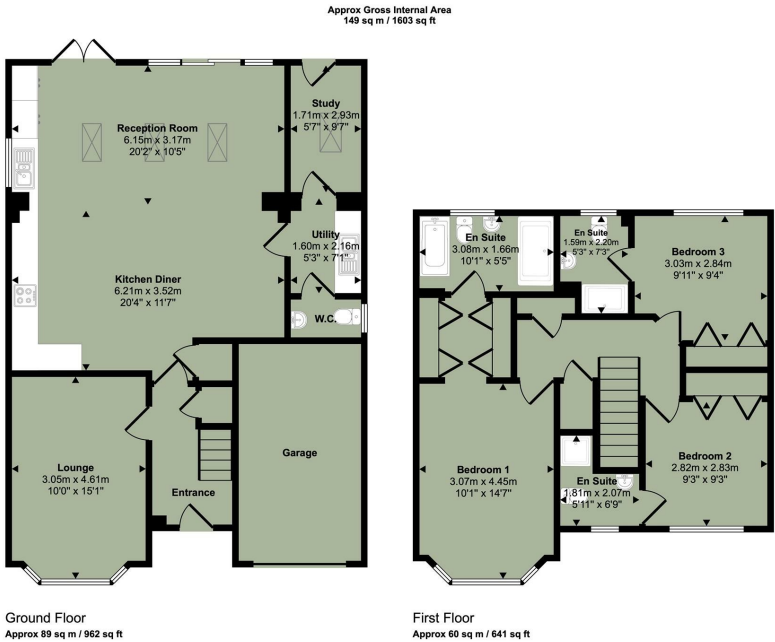
En-suite

7'3 x 5'3 (2.21m x 1.6m)

Front garden

Garage and driveway

Rear garden



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band F
EPC Rating B

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