



**34 Wrekin Avenue, Newport, TF10 7HQ**

**£280,000**

We're pleased to present this three-bedroom property on Wrekin Avenue as a wonderful opportunity to acquire a lovely home in a desirable area. With its spacious living areas, beautiful garden, and peaceful surroundings, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this delightful house your new home.

### Entrance Hall

Entering into a bright and welcoming entrance hall, with access to the living room, WC and through to the kitchen diner.

### Lounge

A stylish, large yet cosy living room with two windows facing over the front lawn allowing in lots of natural light. With added comforts of plush grey carpet, two radiators, two ceiling light fittings and a TV point.

### Kitchen Diner

A beautiful, open-plan kitchen diner, perfect for those who enjoy cooking and entertaining guests. The kitchen benefits from fitted white cupboards and drawers topped with solid wood worksurfaces, integrated appliances such as a fridge-freezer, a Hotpoint oven and gas hob with an overhead extractor fan, a ceramic sunken sink, and plumbing for a washing machine or dishwasher. The dining area looks out over the rear garden through French patio doors.

### WC

Added bonus of a good sized, ground-floor WC with a low-level flush toilet, basin and chrome, heated towel rail.

### Stairs & Landing

Leading from the dining area, the curved staircase ascends to the first-floor landing.

### Master Bedroom



A spacious double bedroom with a big front-facing window and the added benefit of built-in wardrobe space.

### Bedroom Two

A good-sized second bedroom to the rear of the property with a double-glazed UPVC window, radiator and ceiling light fitting. The loft hatch can also be found here with a large opening and drop-down ladder.

### Bedroom Three

The final bedroom, which could be used as a house

office, nursery or dressing room. Located at the rear of the property overlooking the garden.

### Bathroom



A large, modern, central bathroom featuring a P-shape fitted bathtub with an overhead mains-fed shower unit. Stylish, grey tiles cover the walls of the splash areas behind the sink vanity unit and bathtub. Completed with a low-level flush WC and chrome, heated towel rail, extractor fan, flush ceiling spotlights and a frosted window.

### Garden & Driveway

Beautifully landscaped, West-facing, rear garden with a large area laid to lawn and edged with planted borders. A generous patio area laid with modern, dark grey tiles providing a great outdoor space, perfect for relaxing in or hosting guests. A generous lawn to the front of the property.

Side access to the driveway and garage via a wooden gate.

A good-sized driveway providing parking for multiple cars and partly sheltered with a flat roof. A single, brick-built garage with an up-and-over manual door.

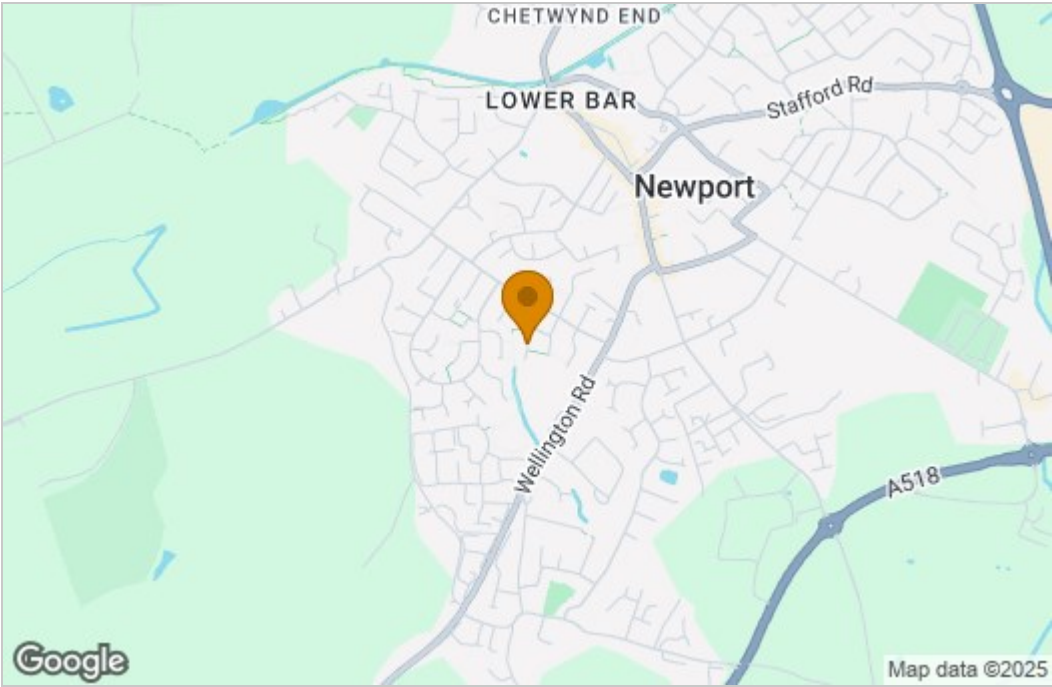


Floor Plan

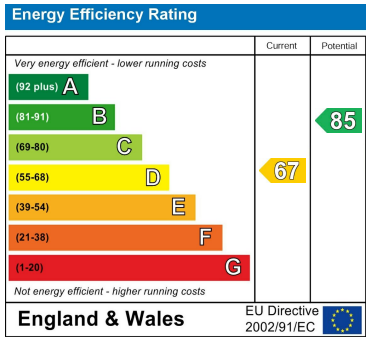


Total area: approx. 96.2 sq. metres (1035.7 sq. feet)

Area Map



Energy Efficiency Graph



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