



## Greenmeadow Avenue

Offers Over £210,000

- New Price
- Beautifully Presented Semi-Detached Family Home
- Extended Kitchen With Dining Area
- Private Driveway Providing Off-Road Parking
- Low-Maintenance Rear Garden
- Excellent Transport Links, Highly Regarded Schools, And Nearby Local



 3  1  2

**Pinkmove**

01633 746088  
team@pinkmove.co.uk



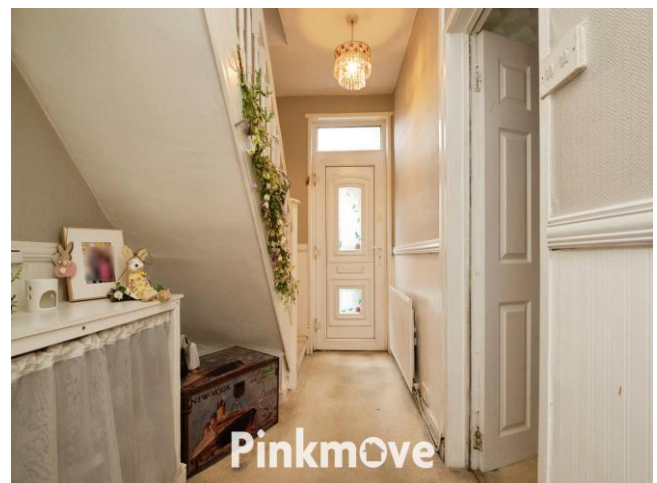
## About the property

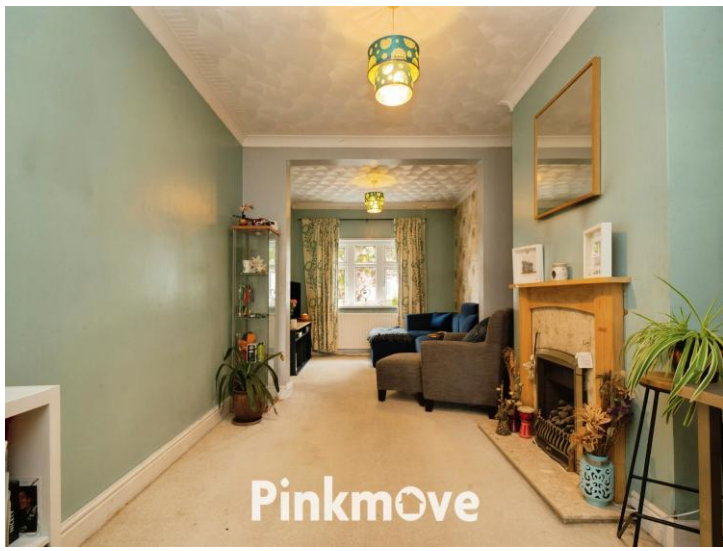
This well-presented three-bedroom semi-detached home is located on the sought-after Greenmeadow Avenue in Newport and offers an excellent blend of space, character, and convenience. Perfect for buyers seeking excellent transport connections and easy access to a wide variety of local amenities.

The property begins with a welcoming entrance hall leading to a spacious front living room, ideal for both relaxing and entertaining. Double doors open through to an impressive open-plan kitchen and dining area, offering ample worktop space and a dedicated area for family dining. From the kitchen, French doors open out onto a generous, attractive two-tiered rear garden featuring decking, providing a low-maintenance outdoor space. A private driveway offers off-road parking for one vehicle, while the family bathroom completes the ground floor.

To the first floor, the property offers two generous double bedrooms and a well-proportioned single bedroom, all thoughtfully laid out to provide comfort and versatility. Greenmeadow Avenue is conveniently located close to well-regarded schools, including Lliswerry Primary and High School, and benefits from excellent transport links via the Southern Distributor Road and M4, providing easy access to Cardiff, Bristol, and beyond. Nearby amenities include local shops, leisure facilities, Spytty Retail Park, and Newport city centre.

This charming home combines modern convenience with timeless appeal in one of Newport's most desirable residential areas.





## Accommodation

Living Room

Kitchen/Dining Room

Bathroom

Bedroom 1

Bedroom 2

Bedroom 3

## Floorplan



Total floor area 87.6 sq.m. (943 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



## 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