



Llewellyn Walk

Guide Price £260,000 - £270,000

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- No onward chain
- Cul-de-sac setting
- Ground floor cloakroom/WC
- Excellent access to the M4 and Newport city centre
- Sought-after Malpas location
- EPC Rating: C



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About the property

Situated in a quiet cul-de-sac within the highly sought-after area of Malpas, this well-presented three double bedroom semi-detached home offers spacious modern living and excellent transport links, with convenient access to the M4 motorway and Newport city centre. Offered to the market with no onward chain, this attractive property is ideal for families, professionals and those seeking a move-ready home in a desirable location.

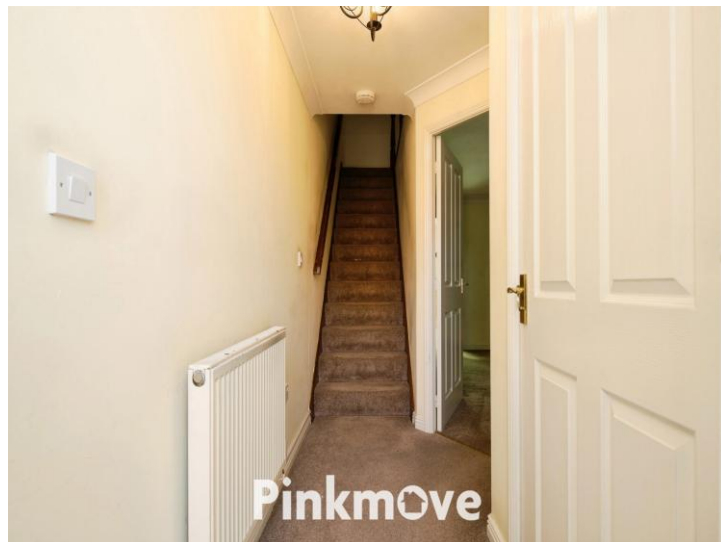
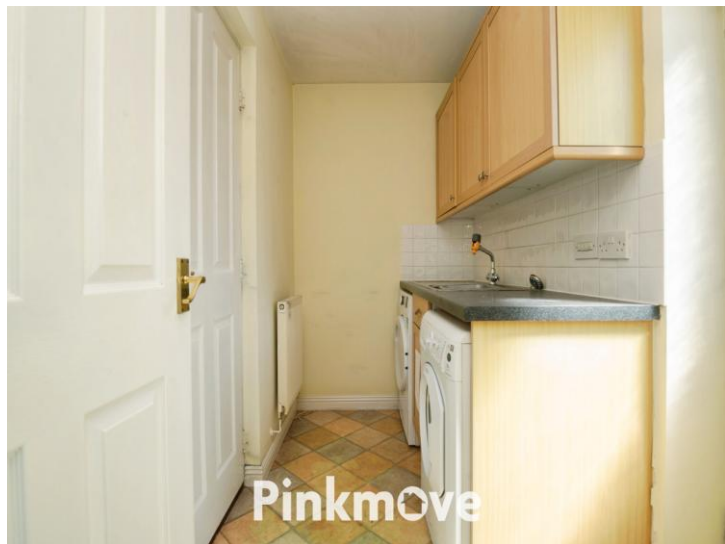
The accommodation is arranged over two floors and briefly comprises an entrance hallway, cloakroom, spacious living room, and a generous kitchen-diner fitted with attractive units, a SMEG gas hob and Bosch oven. The kitchen enjoys direct access to the rear garden through French doors and is complemented by a separate utility room with additional storage, plumbing for appliances, access to the garage and a ground floor WC.

To the first floor are three well-proportioned double bedrooms, including a principal bedroom with two built-in cupboards and an en-suite shower room.

Bedrooms two and three offer excellent space, with bedroom three benefiting from a built-in wardrobe. A family bathroom serves the remaining bedrooms.

Externally, the property enjoys a private and attractive rear garden, mainly laid to lawn, providing an ideal space for outdoor relaxation and entertaining. To the front is a generous driveway and turning area offering ample off-road parking, leading to a garage with power and lighting.





Accommodation

Living Room

15' 2" x 14' 11" (4.62m x 4.55m)

Kitchen

14' 10" x 10' 2" (4.52m x 3.10m)

Utility

8' 6" x 4' 9" (2.59m x 1.45m)

Bedroom 1

12' 5" x 8' 6" (3.78m x 2.59m)

En-Suite

7' 5" x 5' 10" (2.26m x 1.78m)

Bedroom 2

18' 1" x 8' 6" (5.51m x 2.59m)

Bedroom 3

11' x 8' 6" (3.35m x 2.59m)

Bathroom

6' 1" x 5' 7" (1.85m x 1.70m)

Agents Note:

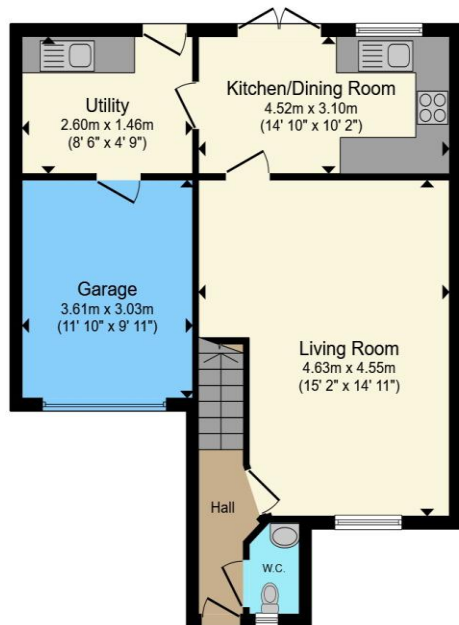
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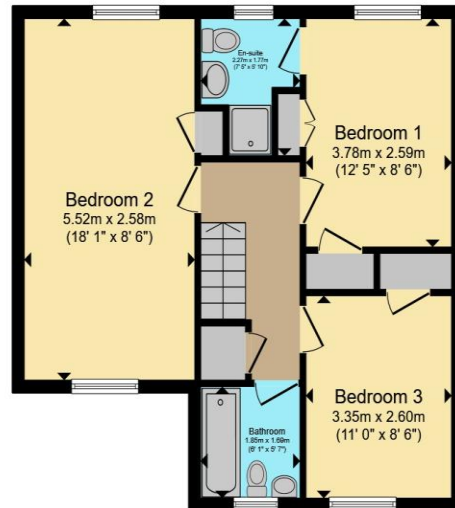
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Floorplan



Ground Floor



First Floor

Total floor area 111.1 sq.m. (1,196 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.localagent.com

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