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## Claremont

Guide Price £250,000 to £260,000

- Three Reception Rooms
- Family Bathroom
- Single Garage and Driveway
- Front and Back Gardens
- Walking Distance to Shops, Schools and Local Amenities
- Excellent Transport Links
- Short Drive to Cwmbran and Newport Town Centre



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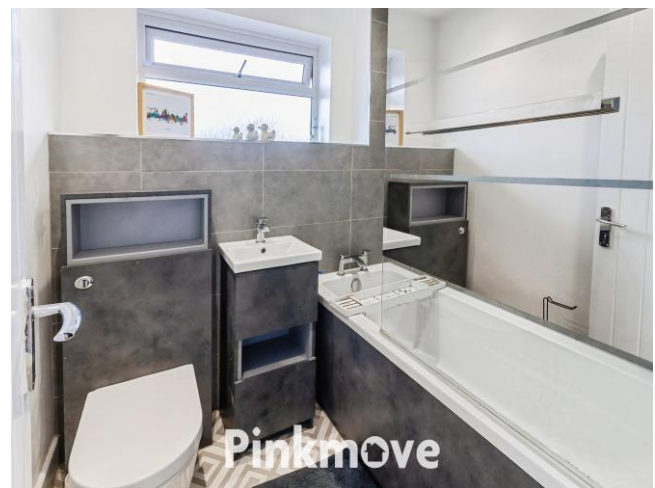
## About the property

This three-bedroom semi-detached home on Claremont, Newport offers a bright and welcoming layout ideal for family living. The ground floor features a comfortable lounge that flows seamlessly into the dining room, creating an open and versatile space. From here, you can access the extended kitchen, which includes an additional office or playroom along with a practical porch, adding valuable extra room and flexibility.

Upstairs, the property offers three well-proportioned and adaptable bedrooms, accompanied by a family bathroom. Each room provides ample potential for family use, guest accommodation or home-working needs.

Outside, the home benefits from both front and rear gardens, perfect for outdoor relaxation and play. A single garage and driveway provide convenient parking and storage.

The property is ideally positioned within walking distance of local schools, making it a great choice for families. Local playing fields sit just to the front of the home, offering easy access to green space and recreation. The surrounding area provides a range of nearby shops and amenities, with excellent transport links for commuting into Newport and the wider region. Its proximity to Cwmbran further enhances shopping and leisure options, all while being situated in a friendly, well-established community.





## Accommodation

### Lounge

13' 5" x 12' 5" ( 4.09m x 3.78m )

### Dining Room

10' 4" x 8' 3" ( 3.15m x 2.51m )

### Kitchen

15' 5" x 7' 2" ( 4.70m x 2.18m )

### Office/Playroom

9' 11" x 9' 11" ( 3.02m x 3.02m )

### Bedroom 1

12' 9" x 8' 9" ( 3.89m x 2.67m )

### Bedroom 2

9' 5" x 9' 4" ( 2.87m x 2.84m )

### Bedroom 3

10' x 6' 9" ( 3.05m x 2.06m )

### Bathroom

6' 5" x 6' 2" ( 1.96m x 1.88m )

### Garage

16' 3" x 7' 8" ( 4.95m x 2.34m )

## Floorplan



## 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.