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## Coolgreany Crescent, guide price £240,000-250,000

- Guide Price £240,000 - £250,000
- NO CHAIN
- Generous Lounge/ Diner
- Kitchen/Utility
- Conservatory
- Driveway and Single Garage
- Front and Rear Garden
- Close to Shops, Schools and Transport Links
- EPC Rating: D



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## About the property

Nestled on the popular Coolgreany Crescent in Newport, this three-bedroom semi-detached home offers spacious accommodation in a convenient and well-connected location, with a range of local shops, supermarkets and everyday amenities close by. Families will appreciate the choice of nearby primary and secondary schools, while excellent transport links provide easy access to Newport city centre, surrounding areas and the M4 corridor.

The ground floor features a generous lounge/diner positioned at the rear of the home, creating a comfortable space for family life and entertaining. From here, sliding doors open into the cosy conservatory, which leads directly out to the rear garden. The lounge also connects to the kitchen and useful utility area, while a downstairs shower room completes the layout.

Upstairs, three versatile bedrooms offer flexibility for sleeping arrangements, home working or hobbies, accompanied by a well-proportioned family bathroom.

Outside, the property enjoys a large rear garden with both patio and lawn areas, providing excellent potential for landscaping or outdoor living. To the front, a driveway leads down to the single integrated garage with a layered front garden offering more opportunities for gardening.





## Accommodation

### Lounge/Diner

12' 8" x 20' 7" ( 3.86m x 6.27m )

### Conservatory

9' 6" x 8' 2" ( 2.90m x 2.49m )

### Kitchen

13' 3" x 6' ( 4.04m x 1.83m )

### Utility

7' 5" x 4' 11" ( 2.26m x 1.50m )

### Bathroom

5' 1" x 7' ( 1.55m x 2.13m )

### Bedroom 1

12' 10" x 10' 11" ( 3.91m x 3.33m )

### Bedroom 2

9' 1" x 11' 2" ( 2.77m x 3.40m )

### Bedroom 3

9' 6" x 6' 1" ( 2.90m x 1.85m )

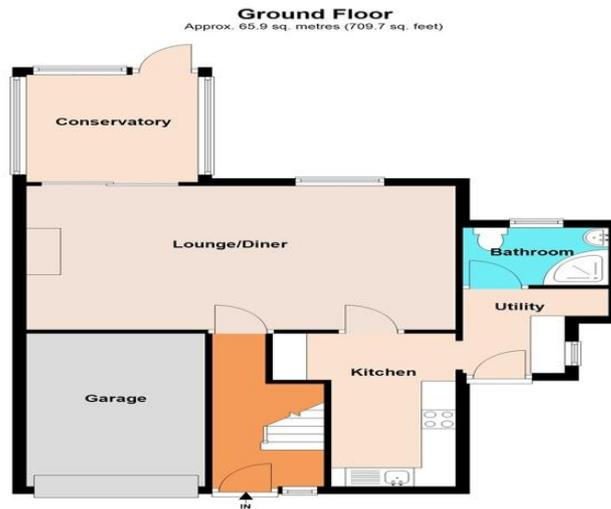
### Bathroom

7' 7" x 5' 5" ( 2.31m x 1.65m )

### Garage

13' 6" x 8' 6" ( 4.11m x 2.59m )

## Floorplan



## Important Information

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