



**128 Claremont, Malpas, Newport, NP20 6PP**  
**Guide Price £275,000**

GUIDE PRICE - £275,000 - £285,000 Situated in the highly desirable Claremont area of Malpas, this beautifully presented THREE BEDROOM, DETACHED property WITH GARAGE offers spacious and versatile living, ideal for families and professionals alike.

At the heart of the home is a stunning open-plan kitchen/diner, perfect for both everyday living and entertaining. This light and modern space opens directly into a generously sized living room, creating a seamless flow throughout the ground floor. French doors lead out to the rear garden, inviting natural light and offering easy access for outdoor enjoyment. Upstairs, the property boasts three good-sized bedrooms and a well-appointed family bathroom. The enclosed rear garden is low maintenance, providing a private and secure space for relaxing or entertaining. Additional benefits include a GARAGE with power, lighting, and water supply, offering excellent utility and storage potential.

Located just minutes from the M4 motorway, local amenities, and well-regarded schools, this property offers both convenience and comfort in one of Malpas's most sought-after neighbourhoods.

Early viewing is highly recommended – not to be missed!

EPC Rating: D

Council Tax Band: E



Lakeside House, Llantarnam Parkway, Cwmbran, NP44 3GA  
**Telephone:** 01633 838 888 **Email:** cwmbran@sageandco.co.uk

**www.sageandco.co.uk**

Entrance

Part glazed front entrance door to;

Entrance Hall

Obscure double glazed window to front, radiator, ceramic tiled flooring, stairs to first floor, under stair storage cupboard, doors to;

Living Room

13'1" x 11'9" (4.00 x 3.59)

Double glazed window to front, radiator, doors to;

Kitchen/Diner

10'11" x 17'11" (3.34 x 5.48)

Contemporary open plan kitchen diner fitted with a range of base and eye level wall units, inset composite one and a half bowl sink and drainer unit, work preparation surfaces over, integrated eyelevel oven, gas hob, filter hood over, plumbing for automatic washing machine, integrated slimline dishwasher, space for fridge freezer, dual aspect double glazed window to rear and side, spot lights to ceiling, ceramic tiled flooring, vertical designer radiator, double glazed French doors to rear, fitted breakfast bar with base units under

First Floor

Access to loft space, obscure double glazed window to side, doors to;

Bedroom One

12'11" x 10'10" (3.94 x 3.32)

Double glazed window to front, radiator, built in storage cupboard

Bedroom Two

11'4" x 10'4" (3.47 x 3.15)

Double glazed window to rear, radiator

Bedroom Three

9'11" x 6'11" (3.04 x 2.13)

Double glazed window to front, radiator, built in storage cupboard

Bathroom

6'2" x 7'6" (1.89 x 2.29)

Three piece suite comprising; panelled bath with mains shower over, low level WC, pedestal wash hand basin, ceramic tiles walls, chrome towel radiator, obscure double glazed window to rear

Outside

Front - Mainly laid to lawn, path to front entrance door, side access to rear

Rear - Enclosed rear garden with lower level laid to patio, steps to upper level laid to gravel, access to garage, power and tap connected

Garage

Water, power and lights connected.

Tenure

We have been advised that this property is Freehold. To be verified

