



## Sir Howel Crescent, offers in excess of £290,000

- NO ONWARD CHAIN
- 3 BEDROOMS
- IMMACULATELY PRESENTED
- GARDEN
- PARKING FOR MULTIPLE CARS
- GOOD FOR COMMUTING
- EPC Rating: B
- Council Tax: E



3 1 1



## About the property

Introducing this immaculately presented 3 bedroom executive property offering excellent spacious family accommodation. Situated in a popular and convenient location, lying within easy access of the M4, Magor and Caldicot.

The accommodation is thoughtfully designed across 2 floors and comprises of an inviting entrance hall with stairs to the first floor, cloakroom/w.c, superb kitchen diner with a stylish range of base and wall units and integrated appliances and a good size lounge. Tastefully decorated throughout, the property continues to impress on the first floor with 3 good size bedrooms and family bathroom.

Outside the property benefits from a private enclosed garden and off road parking to the side for multiple cars. Offered with no onward chain.





## Accommodation

### Living Room

14' 2" x 11' 3" ( 4.32m x 3.43m )

### Kitchen

18' 7" x 11' 5" ( 5.66m x 3.48m )

### Bedroom 1

12' 8" x 11' 3" ( 3.86m x 3.43m )

### Bedroom 2

10' 2" x 8' 6" ( 3.10m x 2.59m )

### Bedroom 3

10' 10" x 8' ( 3.30m x 2.44m )

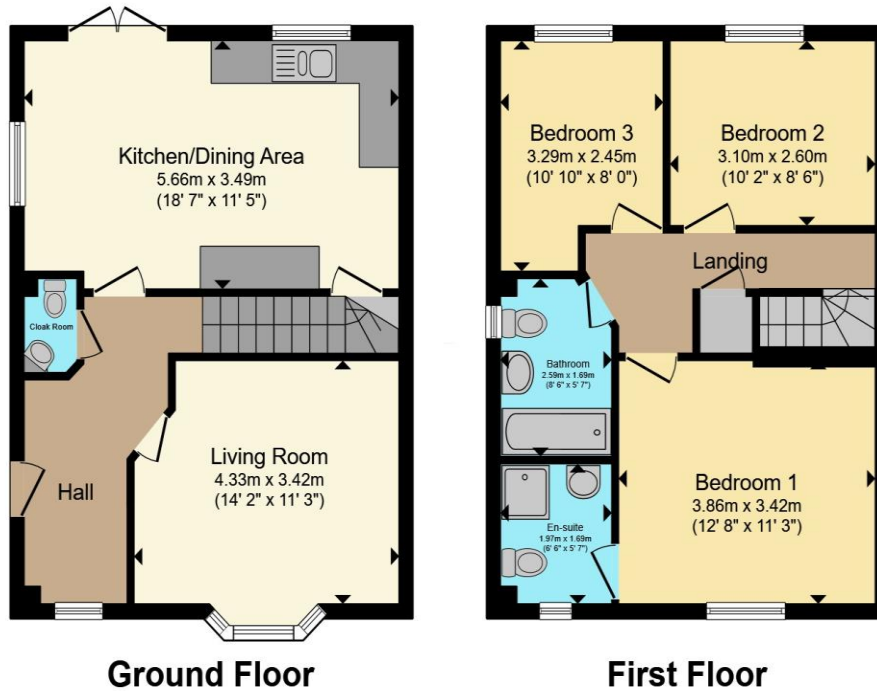
### Bathroom

8' 6" x 5' 7" ( 2.59m x 1.70m )

### En-Suite

6' 6" x 5' 7" ( 1.98m x 1.70m )

## Floorplan



Total floor area 89.8 m<sup>2</sup> (966 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.propertybox.io](http://www.propertybox.io)

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