



50 Manor Park, Newbridge, Newport, NP11 4RT
Guide Price £215,000

****GUIDE PRICE £215,000 TO £220,000** ** POPULAR CUL DE SAC LOCATION****

Nestled in the sought-after area of Manor Park, Newbridge, Newport, this charming SEMI DETACHED DORMER BUNGALOW presents an excellent opportunity for families and individuals alike. The property boasts THREE GOOD SIZE BEDROOMS providing ample space for relaxation and rest. The two inviting reception rooms offer versatile living areas, perfect for entertaining guests or enjoying quiet evenings at home.

The bungalow is situated in a popular location, known for its friendly community and convenient amenities. Residents will appreciate the nearby parks, schools, and local shops, making it an ideal choice for those seeking a balanced lifestyle.

Additionally, the property features a garage and a driveway, ensuring that parking is never a concern. This practical aspect adds to the overall appeal, making it easy to come and go as you please.

With its combination of space, comfort, and a desirable location, this spacious property is a wonderful place to call home. Whether you are looking to settle down or invest in a property with great potential, this home is certainly worth considering.

EPC RATING: TBC
COUNCIL TAX BAND: C



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ENTRANCE

Enter through a double glazed front door.

ENTRANCE HALLWAY

Central heating radiator, stairs to the first floor, doors to:

BATHROOM

5'5" x 6'8" (1.66 x 2.04)

Panelled bath, low level WC, pedestal wash hand basin, central heating radiator, obscure double glazed window to the front.

BEDROOM THREE

13'7" x 9'9" (4.15 x 2.99)

Double glazed window to the front, central heating radiator.

LIVING ROOM

10'4" to chimney breast x 13'11" (3.15 to chimney breast x 4.25)

Double glazed window to the front, central heating radiator, feature fireplace.

DINING ROOM

12'0" x 7'10" (3.66 x 2.41)

Double glazed window to the rear, central heating radiator.

KITCHEN

7'5" x 14'0" (2.27 x 4.27)

Fitted with a range of base units and breakfast bar, inset stainless steel sink unit, plumbing for automatic washing machine, space for fridge/freezer and electric cooker, central heating radiator, cupboard housing combi boiler, double glazed door and window to the rear.

STAIRS TO THE FIRST FLOOR - LANDING

Doors to:

BEDROOM ONE

13'6" x 11'6" (4.14 x 3.53)

Double glazed window to the front, eaves storage, airing cupboard with central heating radiator, central heating radiator, fitted wardrobe.

BEDROOM TWO

13'11" x 11'6" (4.26 x 3.52)

Double glazed window to the rear, central heating radiator, fitted wardrobes.

OUTSIDE

FRONT: Lawned front garden with block paved driveway leading to single garage.

REAR: Balcony overlooking lower lawn, further tiered garden with patio and storage shed.

GARAGE

Up and over garage door, window to the rear, door to the side.

TENURE

We have been advised freehold.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		71	77
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

