

**1 Queens Croft
 City Centre
 Newport.
 NP20 5FF**

240,000



- Set on a superb size plot
- Driveway providing off road parking
- Walking distance to the city centre and railway station
- Access to local schools and amenities
- Semi detached
- 3 BEDROOMS
- VIEWING IS HIGHLY RECOMMENDED
- Detached garage
- Council tax band C

Ref: PRC12432

Viewing Instructions: Strictly By Appointment Only



General Description

OPEN TO OFFERS.

Well presented 3 bed semi detached family home set on a superb size plot with wrap around gardens, driveway providing off road parking & detached garage. Located within walking distance of the city centre, railway station, local amenities & schools. excellent road links to the M4 & Cwmbran etc.

Accommodation

Introduction

We are pleased to offer for sale this 3 BEDROOM extended semi detached family home with driveway, front & rear gardens situated on a superb size plot within walking distance to the city centre, railway station and local schools. excellent road links to the M4 J26 and Malpas Road to Cwmbran, Pontypool etc. The property consists of:- hallway, lounge /dining room, kitchen / diner. To the first floor you have 3 bedrooms and family bathroom. To the outside you have a lovely wrap around garden to three sides with driveway to front providing off road parking.

Viewing is highly recommended

Entrance

Via upvc obscured double glazed front door into:-

Entrance Porch

Further upvc double glazed front door into:-

Hallway

Central heating radiator, stairs to first floor landing, under stairs storage, doors off to all rooms.

Lounge / dining room (24' 03" x 10' 05") or (7.39m x 3.18m)

Upvc double glazed bay window to front, upvc double glazed window over looking the rear garden. Decorative coving, wall mounted gas fire, two central heating radiators, ample space for dining room table and chairs.

Kitchen / Dining area (14' 08" x 10' 06") or (4.47m x 3.20m)

Tiled flooring, tiled splash backs. The kitchen is fitted with a range of wall and base units, work preparation work surfaces, stainless steel sink, drainer and mixer tap, upvc obscured double glazed door to rear garden, two upvc double glazed windows, central heating radiator, plumbing and space for washing machine, space for fridge / freezer and cooker. ample space for table and chairs.

First Floor Landing

Window to side, loft access, decorative coving, doors off to all rooms.

Family bathroom (6' 0" x 6' 01") or (1.83m x 1.85m)

Tiled splash backs, low level wc, wash hand basin, panelled bath with shower over, obscured double glazed window.

Master Bedroom (10' 03" x 10' 02") or (3.12m x 3.10m)

Central heating radiator, upvc double glazed window to front,

Bedroom 2 (11' 09" x 10' 08") or (3.58m x 3.25m)

Upvc double glazed window, central heating radiator, Fitted wardrobes to one wall, also housing the combination boiler.

Bedroom 3 (7' 02" x 7' 02") or (2.18m x 2.18m)

Upvc double glazed window, central heating radiator, decorative coving.

Outside

Steps to lawn area, enclosed with mature hedgerow, wrap around garden leading to detached garage and then to the front enclosed with mature hedgerow and patios.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:65

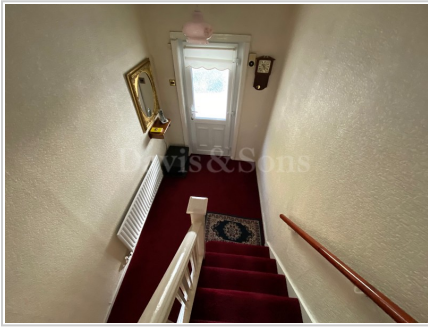
Tenure

We are informed that the tenure is Freehold

Council Tax

Band Not Specified





All room sizes are approximate. Electrical installations, central heating & plumbing & draining installations are noted in particulars on the basis of a visual inspection only. They have not been tested & no warranty of condition or fitness is implied by their inclusion. Potential purchasers are warned that they must make their own enquiries as to the condition of the structure of any appliances, installation or any element of the structure or fabric of the property. Messrs Davis and Sons for themselves and for the Vendors and Lessors of this property whose agents they are give notice that, (i) The particulars are set out as a general outline only for the guidance of the intended Purchasers or Lessors and do not constitute part of an offer or contract (ii) All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and other details are given without responsibility and any intending Purchasers or Tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Davis and Sons has any authority to make or give any representation or warranty whatever in relation to this property.