



**Medart Street, Newport, NP11 7AG**

**£220,000**

- Large Detached Property
- Entrance Hall
- Spacious Kitchen/Breakfast Room
- Outside Stores
- Garage
- Three Bedrooms
- Lounge/Dining Room
- First Floor Bathroom
- Gardens Front and Rear
- Ideal Project



# Medart Street, Newport NP11 7AG

A detached property offering spacious family accommodation. Three bedrooms, lounge/dining room and large kitchen/breakfast room and a first-floor bathroom. With gardens front and rear and a garage located adjacent to the property. Offering good road, rail and bus links his house offers convenience in addition to its potential, making it an ideal project for those looking to create their dream home.



Council Tax Band: C



### Entrance Hall

Double glazed entrance door with side screen, coved and painted finish to ceiling, painted and wood panelling to walls, stairs leading to first floor accommodation, under-stairs storage.

### Lounge/Dining Room

13'5" max 9'6" min x 25'10" max 15'4" min (4.09 max 2.92 min x 7.89 max 4.69 min)

Double glazed windows to front and rear aspect, coved and papered finish to walls and ceiling, radiators.

### Kitchen/Breakfast Room

9'8" x 16'6" (2.96 x 5.03)

Double glazed window to rear aspect, wood panelling and painted finish to walls, base and wall units, bowl and a half stainless steel single drainer sink.

### Landing

Double glazed window to side aspect, wood panelling to ceiling, wood panelling and papered finish to walls, cupboard housing wall mounted Baxi gas central heating boiler.

### Bedroom One

11'7" x 12'9" (3.54 x 3.90)

Double glazed window to front papered finish to walls and ceiling, two built in cupboards, radiator.

### Bedroom Two

9'10" x 10'2" (3.01 x 3.10)

Double glazed window to rear aspect, painted finish to walls and ceiling, double cupboard, radiator.

### Bedroom Three

7'11" x 8'2" (2.43 x 2.49)

Double glazed window to front aspect, painted finish to walls and ceiling, radiator.

### Bathroom/WC

9'8" x 6'1" (2.96 x 1.87)

Double glazed window to rear aspect with obscured glass, painted finish to ceiling, painted and tiled finish to walls, panel bath with shower attachment, wash hand basin with storage beneath, low level WC, radiator.

### Outside

#### Front Garden

Garden to front with lawn, two gateways leading to

front door, pathway leading to rear garden, covered lean-to.

#### Rear Garden

Lawn with mature trees and shrubs, outside store with power and plumbing for washing machine, outside WC.

#### Garage

Located at the end of a block adjacent to the property.



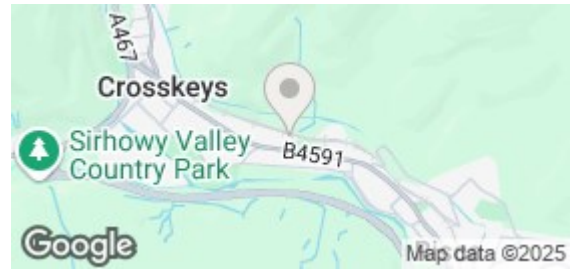








## Directions



## Viewings

Viewings by arrangement only. Call 01495 239686 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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