

## Pennar Close, Newbridge, NP11 4HD

Chain Free £290,000

- Split Level Detached House
- Spacious Lounge
- Large Modern Kitchen/Dining Room
- Off Road Parking & Garage
- Rear Low Maintenance Rear Garden
- Three Bedrooms
- Modern Bathroom
- Chain Free
- Front Garden
- Viewing Recommended



# Pennar Close, Newbridge NP11 4HD

Located in the charming area of Pennar Close, Newbridge, this delightful detached house offers a unique split-level design that is sure to impress. With three well-proportioned bedrooms, this property is perfect for families or those seeking extra space. The heart of the home is undoubtedly the bright and airy kitchen/dining room, which is designed for both functionality and style. This space is ideal for entertaining guests or enjoying family meals, with ample room for dining and opens out onto the rear garden ready to enjoy the warm summer nights bringing the outside inside. The spacious lounge further enhances the living experience, offering a comfortable area to relax and unwind. The modern bathroom has been tastefully updated, providing a fresh and inviting atmosphere. Outside, the property has a large front garden incorporating off road parking for two cars plus a garage, the rear garden is low maintenance and enclosed providing a lovely outdoor space for relaxing or for children to play. This property combines modern living with a unique layout, making it a rare find in the Newbridge area. With its appealing features and prime location, this detached house is a wonderful opportunity for anyone looking to settle in a vibrant community and is offered for sale chain free.



Council Tax Band: D



### Entrance Hall

Via storm porch, composite entrance door, painted finish to walls and ceiling, laminated wood flooring, radiator, large store cupboard, split level staircase leading to kitchen/dining room and then onto first floor accommodation,

### Lounge

15'3" max 13'9" min x 13'5" (4.66 max 4.21 min x 4.09)  
Large double glazed window to front aspect, painted finish to walls and ceiling, two tall radiators.

### Bathroom/WC

5'9" x 8'3" (1.77 x 2.52)  
Double glazed window with obscured glass to side aspect, upvc cladding to ceiling, tiled walls, "T" shaped bath with shower over and shower screen, wash hand basin set in vanity unit, low level WC heated towel rail.

### Half Landing

Double glazed window to side aspect, painted finish to walls and ceiling, under-eaves storage, stairs to 1st floor landing, door leading to kitchen/dining room.

### Kitchen/Dining Room

20'1" x 9'10" (6.13 x 3.01)  
Double glazed window to rear access, painted finish to walls and ceiling, spot lighting, modern base and wall cabinets, single drainer sink with extendable mixer tap, two eye level electric ovens, induction hob, extractor hood, built in fridge/freezer, dishwasher, washing machine and slim wine fridge, double glazed sliding patio doors leading to rear garden, laminated wood flooring.

### Landing

Painted finish to walls and ceiling, small shelved cupboard.

### Bedroom One

12'3" x 9'11" (3.75 x 3.03)  
Large double glazed window to front aspect, painted finish to walls and ceiling, spot lighting, radiator.

### Bedroom Two

9'0" x 9'4" (2.75 x 2.87)  
Double glazed window to side aspect, painted finish to walls and ceiling, under-eaves storage access, radiator.

### Bedroom Three

7'4" x 12'2" (2.26 x 3.73)  
Double glazed window to front aspect, painted finish to walls and ceiling, spot lighting, radiator, built in wardrobe.

### Outside

#### Front Garden

Garden with bark shavings, pebbles and shrubs, garden store to side, storm porch.

#### Rear Garden

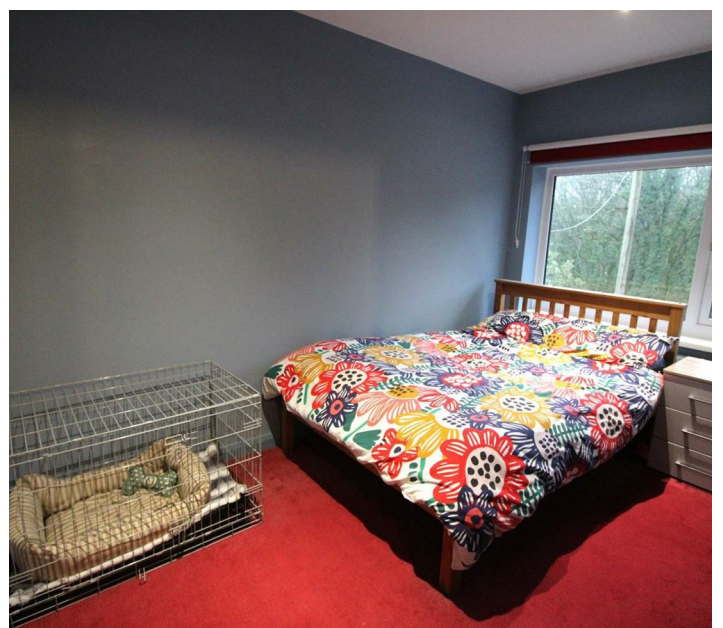
An enclosed garden with timber fencing, pergola, low maintenance garden with porcelain tiles, feature shaped artificial grassed area, side area with timber built planters, side access gate.

#### Off Road Parking

Located in the front garden offering parking for two cars.

#### Garage

A single garage with up and over door.









## 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>84</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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