

Mill-Race, Newport, NP11 4TP

£240,000

- Beautifully Presented Property
- En-Suite Shower Room
- Kitchen/Dining Room with French Doors & Appliances
- Enclosed Rear/Side Garden with Decking
- Good Road Links to M4 Motorway
- Three Bedrooms
- Spacious Lounge
- First Floor Bathroom & Ground Floor Cloakroom/WC
- Double Off Road Parking
- Viewing Essential

Mill-Race, Newport NP11 4TP

Located in the sought after area of Mill-Race, Abercarn, this beautifully presented modern house offers a perfect blend of modern living and comfort. With three well-proportioned bedrooms, including a delightful en-suite shower room, this home is ideal for families or those seeking extra space. The heart of the home is undoubtedly the modern kitchen and dining room, which boasts elegant French doors that open out to a lovely pergola and a well-maintained rear garden. This seamless connection between indoor and outdoor spaces makes it perfect for entertaining guests or enjoying quiet evenings with family. The lounge is bright and airy and makes a comfortable family space. In addition to its stylish interiors, the property provides convenient parking for two to three vehicles, ensuring that you and your guests will never have to worry about finding a space. The location also benefits from excellent road links to the M4 motorway, and a short walk to the train station, making commuting to nearby cities a breeze. This end-terrace house is not just a place to live; it is a home that offers comfort, style, and convenience in a desirable area. Whether you are a first-time buyer or looking to settle down in a welcoming community, this property is certainly worth considering.



Council Tax Band: D



Entrance Hall

Entrance door, painted finish to walls and ceiling, laminated wood flooring, radiator, glazed door leading to lounge.

Cloakroom/WC

Double glazed window to front aspect, painted finish to walls and ceiling, pedestal wash hand basin, low level WC, radiator.

Lounge

14'11" max 8'3" min x 17'7" max 12'10" min (4.57m max 2.52m min x 5.38m max 3.93m min)

Double glazed window to front aspect, painted finish to walls and ceiling, stairs leading to first floor accommodation, understairs storage, LVT flooring, two radiators.

Kitchen/Dining Room

14'11" x 8'11" (4.56m x 2.74m)

Double glazed window to rear aspect, painted finish to walls and ceiling, spot lighting, modern base and wall cabinets, stainless steel sink, gas hob, electric oven, extractor hood, space for dining room table and sofa, under-stairs storage, cupboard housing wall mounted gas central heating boiler, plumbing for automatic washing machine and dishwasher, built in fridge/freezer, double glazed French doors leading to rear garden.

Landing

Double glazed window to side aspect, painted finish to walls and ceiling, store cupboard, roof access hatch with pull down ladder and boarded loft space for storage.

Bedroom One

8'3" x 11'8" (2.52m x 3.57m)

Double glazed window to front aspect, painted finish to ceiling, painted finish to walls with feature panelling to one wall, built in double wardrobe, radiator.

En-Suite

Painted finish to walls and ceiling, tiled shower enclosure, low level WC, wash hand basin, radiator.

Bedroom Two

8'3" x 10'2" (2.54m x 3.11m)

Double glazed window to rear aspect, painted finish to walls and ceiling, mirrored wardrobes to remain, radiator.

Bedroom Three

6'4" x 8'7" (1.95m x 2.64m)

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

Bathroom

Double glazed window to rear aspect with obscured glass, a modern white suite with low level WC, panel bath with mixer tap and shower attachment, pedestal wash hand basin, tiled splash back, radiator.

Outside

Front Garden

Front garden with wrought iron fencing, gateway and pebbles, pathway leading to front door.

Off Road Parking

A double width off road parking for two cars located to the front of the property, gateway leading to rear garden and potentially another parking space.

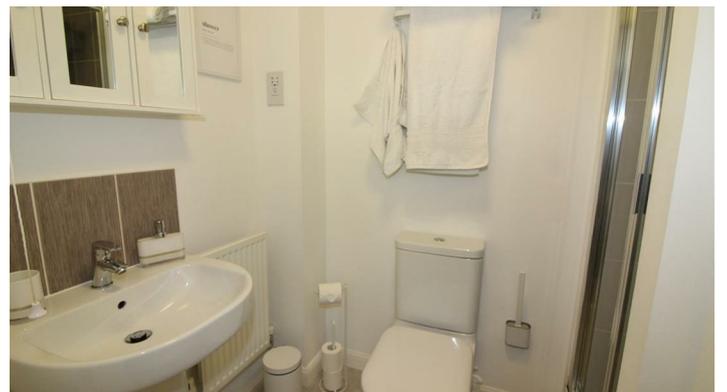
Side Garden

Gated access leading to side garden area with large timber shed to remain, potential for additional parking space.

Rear Garden

An enclosed low maintenance garden with timber fence boundaries, covered pergola, timber decking, pebbled area with shrubs, cold water tap and outside power points.







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) A			90
(81-91) B			
(69-80) C		78	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

