



**Halls Road, Newbridge, NP11 4FY**

**£325,000**

- Beautifully Presented Semi Detached Bungalow
- Lounge with Log Burner
- Modern Bathroom with Separate Shower
- Large Outside Space
- Large Rear Garden with Lawn + Paved Patio
- Three Bedrooms
- Spacious, Bright and Airy Kitchen/Dining Room
- Utility Room + Boiler/Cloakroom
- Front Garden + Parking Space
- Viewing Essential to Fully Appreciate



# Halls Road, Newbridge NP11 4FY

Nestled on Halls Road in the charming area of Newbridge, this fabulous extended semi-detached bungalow offers a delightful blend of comfort and style. With three well-proportioned bedrooms, this property is perfect for families or those seeking a peaceful retreat. Upon entering via the hallway, you are welcomed into a spacious lounge featuring a cosy log burner, ideal for those chilly evenings. The heart of the home is undoubtedly the large, airy kitchen and dining room, which provides an inviting space for both cooking and entertaining. Additionally, a convenient utility room enhances the practicality of this lovely home. The modern bathroom is tiled and has a separate shower enclosure.

The exterior of the property is equally impressive, boasting well-maintained gardens that include a lush lawn, a delightful patio area, and an array of fruit trees and shrubs. This outdoor space is perfect for enjoying the warmer months, whether you are hosting gatherings or simply relaxing in the sun. Parking is available for one small vehicle, adding to the convenience of this charming bungalow. With its blend of modern living and traditional features, this property is a must-see for anyone looking to settle in the picturesque surroundings of Newbridge. Don't miss the opportunity to make this lovely bungalow your new home.



Council Tax Band: C



### Entrance Hall

Via storm porch and double glazed door, coved and painted finish to walls and ceiling, access to loft space with pull down ladder.

Loft space being carpeted with radiator and sky light

### Bedroom One

11'11" x 11'9" (3.64 x 3.60)

Coved and painted finish to walls and ceiling, ceiling rose, wardrobes to remain, double glazed patio doors to front aspect with views.

### Bedroom Two

11'10" max 7'11" min x 8'0" max 7'1" min (3.61 max 2.42 min x 2.44 max 2.17 min)

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

### Bedroom Three

8'1" x 7'11" (2.47 x 2.42)

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

### Lounge

11'11" x 11'10" (3.64 x 3.61)

Double glazed window to side aspect, coved and painted finish to walls and ceiling, ceiling rose, log burner set in fireplace alcove with timber mantle, laminated wood flooring, radiator.

### Inner Hallway

Textured finish to ceiling, painted finish to walls, doors leading to kitchen, bathroom and cloakroom.

### Cloakroom

Double glazed window, painted finish to walls and ceiling, wall mounted gas central heating combination boiler.

### Bathroom/WC with Shower

8'0" x 5'9" (2.44 x 1.76)

Double glazed window to side aspect with obscured glass, textured finish to ceiling tiled finish to walls and floor, wash hand basin, bath with mixer tap and shower attachment, low level WC, corner shower enclosure with electric shower, heated towel rail.

### Kitchen/Dining Room

16'6" x 14'8" (5.04 x 4.49)

With insulated roof finished in upvc cladding with spot lighting, windows to rear and side aspects,

modern base and wall cabinets with glazed displays and under unit lighting, built in appliances to include 5 ring gas hob, extractor hood, double oven, dishwasher, double sink and drainer, space for large dining table, double glazed French doors leading to rear garden, double glazed door leading to side patio, tiled flooring, radiators.

### Utility Room

6'0" x 11'1" (1.84 x 3.40)

Double glazed window to rear aspect, coved and painted finish to walls and ceiling, spot lighting, worktop, washing machine to remain, space for fridge/freezer, radiator, tiled floor.

### Outside

#### Front Garden

A well maintained garden with lawn and shrub borders, gateway leading to side patio.

#### Side Patio Garden

Via gateway from front garden an patio garden with timber shed, leading to rear with log store.

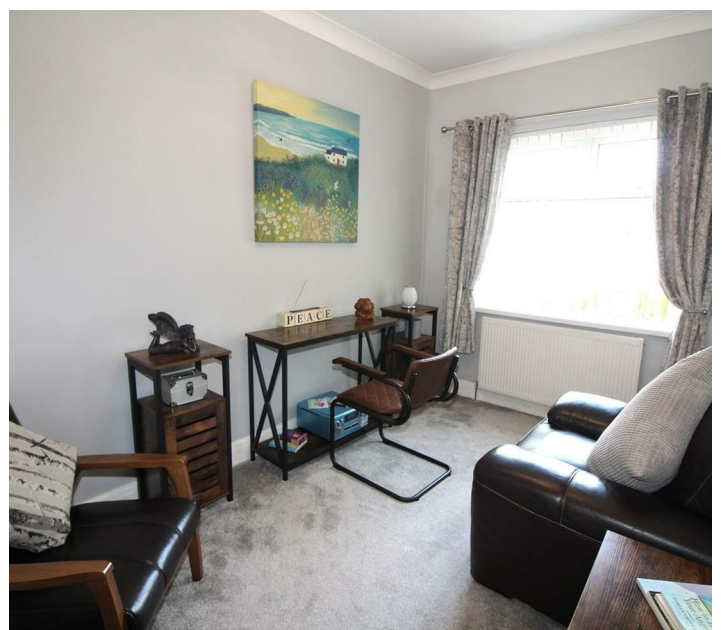
#### Rear Garden

A large, well maintained garden with lawn, flower, shrubs and fruit trees, further patio garden, lovely views.

#### Off Road Parking

A small parking space, steps leading to paved pathway to front garden (The steps could be altered to create additional parking).













## 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>		89
(69-80) <b>C</b>	69	
(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	

