



Schooner Walk, offers in the region of £220,000

- Well presented
- Two spacious bedrooms
- Ensuite
- Sought after location
- Garden
- Ideal for commuting
- Use of two leased garages
- EPC Rating: C



2 2 1



About the property

A beautifully presented end-of-terrace residence set within a highly sought-after, contemporary development, ideally situated for effortless access to both Cardiff and Bristol. This refined home opens with an inviting entrance hallway and cloakroom, leading to a well-appointed fitted kitchen and an impressive lounge/dining area, which enjoys direct access to the rear garden.

The first floor offers two generous double bedrooms, including a principal suite with an en-suite shower room and fitted storage. Complemented by a stylish, modern family bathroom. The property further benefits from UPVC double glazing, gas central heating, an enclosed rear garden, two single garages leased with the property.

Occupying an enviable position on Newport's desirable west side, this outstanding home is perfectly placed for a wide range of local amenities, respected schools, supermarkets, and regular public transport links. The scenic Tredegar House and Grounds are within walking distance, while Junction 28 of the M4 is easily reached, providing excellent connectivity for commuters.

Viewing is highly recommended to fully appreciate the quality, comfort, and lifestyle offered by this exceptional property.



Accommodation

Hallway

Enter into hallway with doors to WC and lounge/dining room. Open to kitchen. Fitted storage cupboard,

Kitchen

6' 1" x 10' (1.85m x 3.05m)

A modern fitted kitchen offering a comprehensive selection of base units with laminate worktops incorporating a stainless steel sink and drainer. The room features an integrated electric oven, gas hob with extractor hood above, and a range of matching wall units. Tiled splashbacks provide a practical finish, with space for a fridge-freezer and plumbing for a washing machine. Kick board electric heater. Refitted wall mounted gas boiler.

W.C

Comprising close coupled WC and wash hand basin. Radiator.

Lounge/Dining Room

18' 10" x 12' 8" (5.74m x 3.86m)

A generously proportioned reception room offering an excellent level of natural light, enhanced by UPVC double glazed French doors that open directly onto the rear garden, creating a seamless indoor-outdoor flow. The room is finished with attractive wood flooring, providing a modern and low-maintenance surface. A staircase leads to the first

floor, while two radiators ensure comfortable warmth throughout the year. This versatile space is ideal for both everyday living and entertaining.

Bedroom One

12' 8" x 9' 5" (3.86m x 2.87m)

UPVC double glazed window to rear elevation. Radiator. Door to ensuite. Fitted storage cupboard. Access to loft which vendor has advised is partially boarded.

Ensuite

Comprising close coupled WC and wash hand basin. Shower. Radiator. Opaque UPVC double glazed window to side.

Bedroom Two

12' 7" x 8' 5" (3.84m x 2.57m)

UPVC double glazed window to front elevation. Radiator.

Bathroom

Comprising bath, close coupled WC and wash hand basin. Opaque UPVC double glazed window to side elevation.

Outside

An enclosed, landscaped rear garden designed for low maintenance, featuring a paved patio ideal for outdoor seating and dining, together with an area laid to artificial grass. The space is fully enclosed by fencing, providing privacy and a secure outdoor environment.

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Floorplan



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