

Claremont

Guide Price £300,000- £310,000

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- Spacious four-bedroom detached family home
- Generous lounge and separate dining room
- Modern fitted kitchen, bathroom and downstairs WC
- Garage and driveway parking
- Well-manicured front and rear gardens
- Popular Malpas location with excellent access to the M4 motorway and convenient access to local shops, amenities and Schools
- Ideal family purchase
- EPC Rating: C



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About the property

Situated in the ever-popular Malpas area of Newport, this spacious four-bedroom home offers fantastic family accommodation in a convenient location close to well-regarded schools, local amenities and excellent transport links.

The property welcomes you via an entrance hall leading through to a generous lounge and separate dining area, creating an ideal space for both everyday family life and entertaining guests. The fitted kitchen provides ample worktop and storage space, with direct access to the rear garden.

To the first floor are four well-proportioned bedrooms, offering flexibility for growing families, home working or guest accommodation. A family bathroom completes the first-floor layout.

Outside, the property benefits from low-maintenance gardens and a driveway providing off-road parking leading to a garage, offering additional storage or parking options.

Conveniently positioned with easy access to Newport city centre, local parks and the M4 motorway, this well-presented home combines space, practicality and location, making it an excellent choice for families and commuters alike.

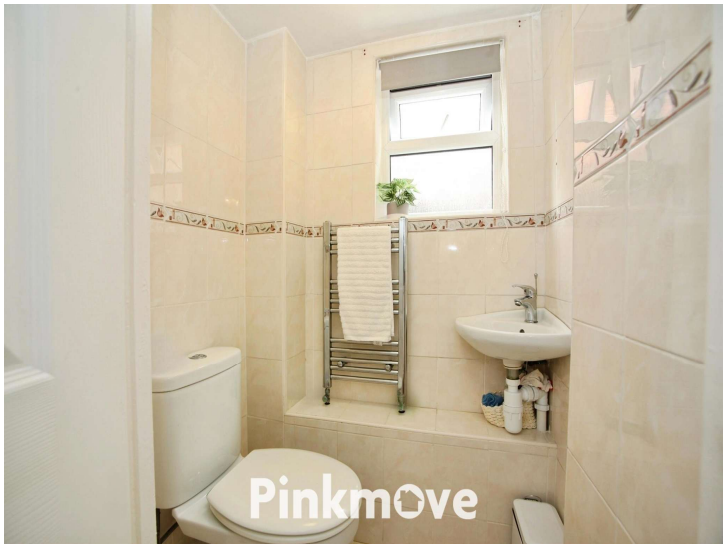


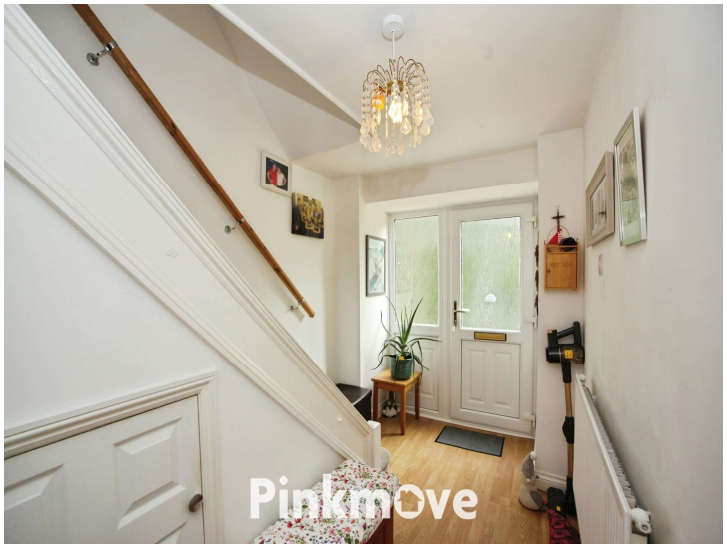


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Accommodation

Living Room
14' 5" x 13' 1" (4.39m x 3.99m)

Dining Room
14' 5" x 10' 6" (4.39m x 3.20m)

Kitchen
14' 5" x 9' 2" (4.39m x 2.79m)

Wc

Bedroom 1
13' 5" x 8' 2" (4.09m x 2.49m)

Bedroom 2
10' 6" x 10' 6" (3.20m x 3.20m)

Bedroom 3
10' 10" x 9' 6" (3.30m x 2.90m)
Max Measurements

Bathroom
8' 6" x 6' 3" (2.59m x 1.91m)

Bedroom 4
9' 6" x 5' 3" (2.90m x 1.60m)

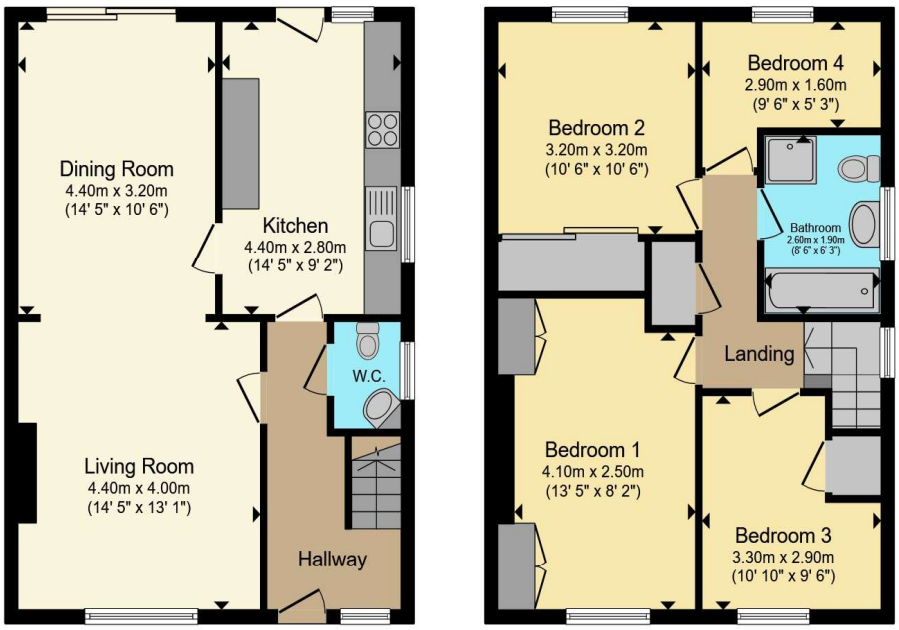
Agents Note:

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Floorplan



Ground Floor **First Floor**

Total floor area 109.9 sq.m. (1,183 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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