



## Claremont, offers in excess of £230,000

- Highly sought-after location
- Larger than average garden
- Single garage and driveway
- Close to public transport links
- Proximity to schools
- Easy access to M4 corridor
- EPC Rating: C



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## About the property

We are pleased to introduce to the market this immaculately presented semi-detached house, distinguished by its location in a highly sought-after area. This property is perfectly suited for families looking to enjoy the serene environment while still maintaining proximity to public transport links, local amenities, and nearby schools.

The property boasts three well-proportioned bedrooms, a spacious kitchen, and two inviting reception rooms, providing a perfect balance of living and entertaining space. The condition of the house is impeccable, ensuring that the new owners can move in with minimal fuss.

One of the standout features of this property is the larger than average garden, which offers an idyllic setting for outdoor activities and family gatherings. This is complemented by a single garage and a driveway, providing ample space for parking and storage.

A significant advantage of this property is its strategic location. It is a short drive from the city centre of Newport, offering easy access to a wide range of shops, amenities, and recreational facilities. Additionally, the property benefits from excellent connectivity to the M4 commuter corridor, facilitating seamless travel to the bustling cities of Cardiff and Bristol.





## Accommodation

### Hallway

### Kitchen

11' x 7' 1" ( 3.35m x 2.16m )

### Dining Room

10' 11" x 9' 6" ( 3.33m x 2.90m )

### Lounge

13' x 10' 10" ( 3.96m x 3.30m )

### First Floor Landing

### Bathroom

### Bedroom One

10' 5" x 13' 4" ( 3.17m x 4.06m )

### Bedroom Two

11' 7" x 9' 3" ( 3.53m x 2.82m )

### Bedroom Three

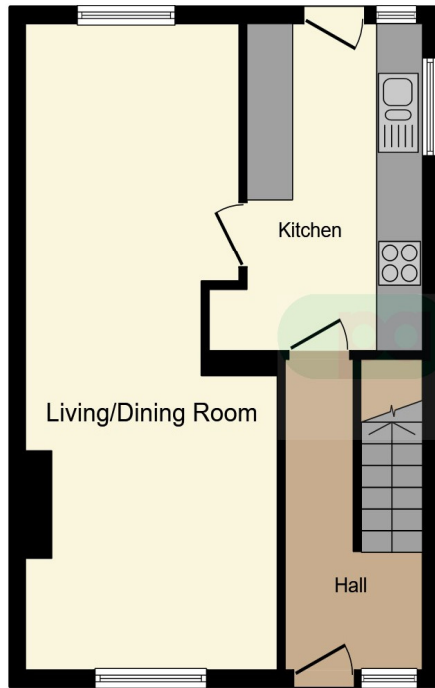
9' 5" x 6' 6" ( 2.87m x 1.98m )

### Outside

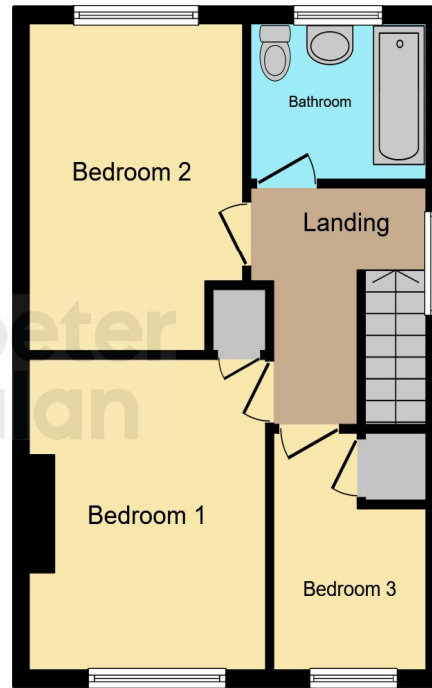
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## Floorplan



**Ground Floor**



**First Floor**

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