



Cleeve Grange

£270,000

- Sought After Location
- Immaculately Presented
- Off Road Parking
- Low Maintenance Garden
- Excellent Transport Links
- Close to local Amenities
- EPC Rating: B



3 2 1



About the property

Located on the Mon Bank Estate, within close distance to Mendalgief Retail Park, Belle Vue Park and only minutes from Newport City Centre, this property is well-positioned to local amenities, with a Tesco Extra, Lidl, eateries and convince stores on the doorstep. There are several Primary schools surrounding, making this ideal for a young family, and great transport links via road and rail, allowing for easy commuting.

On the ground floor there is a practical kitchen to the front of the property and a lounge to the rear, with sliding doors opening to the garden. The kitchen benefits from integrated smart units and appliances to include a gas hob and extractor. A convenient downstairs cloakroom can be found from the hallway along with two useful cupboards for additional storage. There is a low maintenance garden and two allocated spaces to the front.

To the first floor there are three bedrooms, one ensuite and a family bathroom.

Call Newport Peter Alan to book your viewing today.



Accommodation

Entrance Hallway

Enter via Composite Front Door, Stairs to first floor and door leading into;

Kitchen

6' 8" x 15' 7" (2.03m x 4.75m)
Modern fitted kitchen with wall and base units, roll top work surfaces, built in oven, four ring gas hob with extractor over and stainless steel splash back. Further built in appliances. Stainless steel sink with double bowls, drainer and extendable able mixer tap and vinyl flooring with inset low voltage lighting. The dining area with central heating radiator and upvc double glazed window.

Living Room

10' 5" x 15' 1" (3.17m x 4.60m)
Wood laminate flooring, upvc double glazed patio doors to rear, central heating radiator.

Wc

uPVC window, central heating radiator. Low level wc, pedestal wash hand basin with tiled splash backs.

Bedroom One

8' 6" x 11' 10" (2.59m x 3.61m)
uPVC double glazed window, central heating radiator. Fitted wardrobe space to one wall. Door to;-

Ensuite

Spacious walk in shower cubicle with mains shower over, low level wc, wall mounted wash hand basin, inset low voltage lighting, ceramic tiling to shower cubicle area and ceramic tiled floor.

Bedroom Two

8' 3" x 10' (2.51m x 3.05m)
uPVC double glazed window, central heating radiator.

Bedroom Three

6' 6" x 8' 8" (1.98m x 2.64m)
uPVC double glazed window, central heating radiator.

Bathroom

Floorplan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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