



## Westfield Way, offers in the region of £200,000

- Three bedroom semi detached
- Sought after location
- Driveway
- Nearby schools
- Excellent M4 motorway access
- Close to public transport
- No onward chain
- EPC Rating: Awaited



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## About the property

Presenting, this superb semi-detached house, located in the sought after Westfield Way in Newport. This property, with its pristine condition and attractive features, offers a wonderful opportunity for homebuyers.

This dwelling boasts a total of three spacious bedrooms, offering ample accommodation for a family or for those expecting guests. The house is well served by a well-appointed bathroom. The property also contains a kitchen, providing plenty of room to prepare meals and entertain guests, and a reception room where you can relax after a busy day.

As an added benefit, the property comes with a dedicated parking space, ensuring you never have to worry about finding a spot for your vehicle.

The location is among the key highlights of this property. With close proximity to public transport links, local amenities and nearby schools, the house is ideally situated for families and professionals alike. Furthermore, the property is set in a popular residential location, making it a truly desirable place to live.

In addition, the property benefits from excellent connections onto the M4 motorway, perfect for those commuting to Cardiff, Bristol and beyond. This connectivity, coupled with the local amenities, makes this property not just a place to live, but a lifestyle choice.

Step into a home that offers comfort, convenience and a fantastic location with this semi-detached house on Westfield Way. Contact us today to arrange a viewing or for more information.



## Accommodation

### Hallway

### Living Room

21' 6" x 11' 8" ( 6.55m x 3.56m )

### Kitchen

11' x 7' 4" ( 3.35m x 2.24m )

### First Floor Landing

### Bedroom One

12' 1" x 10' 3" ( 3.68m x 3.12m )

### Bedroom Two

10' 3" x 9' 1" ( 3.12m x 2.77m )

### Bedroom Three

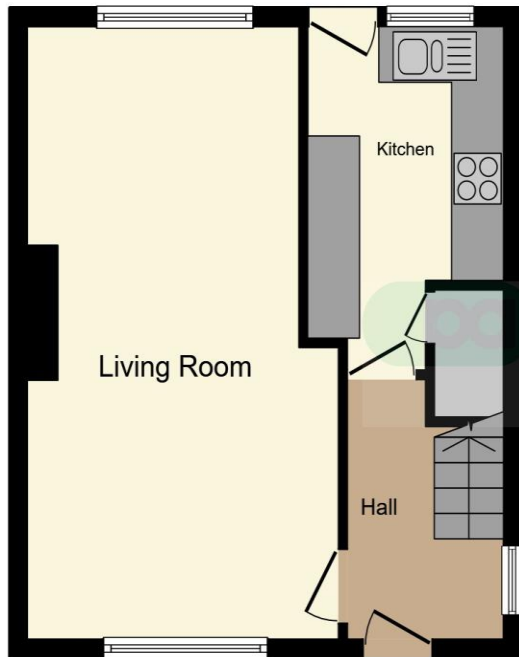
7' 4" x 9' 1" ( 2.24m x 2.77m )

### Outside

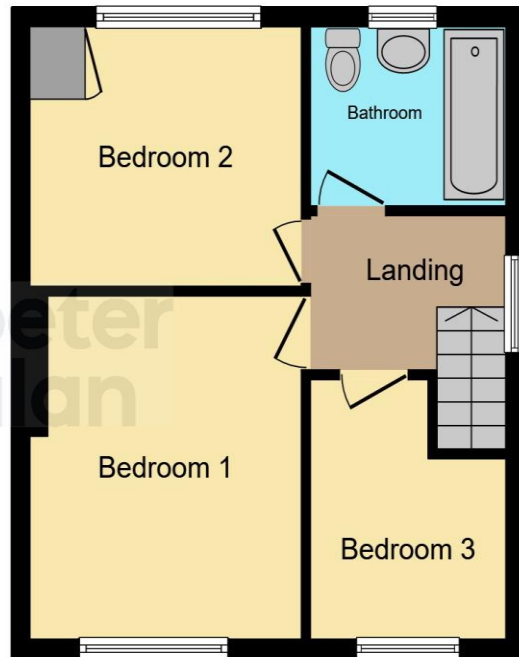
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## Floorplan



**Ground Floor**



**First Floor**

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](http://www.focalagent.com)

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