



151 Bessemer Drive, Newport, NP19 4TN
Guide Price £360,000

****GUIDE PRICE: £360,000 - £370,000** **OFFERED FOR SALE WITH NO ONWARD CHAIN****

Situated within the highly sought-after Glan Llyn development, this well-presented FOUR BEDROOM, SEMI-DETACHED property is offered for sale with NO ONWARD CHAIN and provides spacious, versatile living accommodation ideal for modern family life.

The ground floor comprises a generous living room and an upgraded kitchen/diner, thoughtfully designed with French doors opening onto the rear garden — creating the perfect setting for entertaining and family gatherings. A useful utility room and convenient WC complete the ground floor.

To the first floor are three well-proportioned bedrooms and a contemporary family bathroom. Occupying the entire second floor, the impressive master suite benefits from its own en-suite shower room and ample built-in storage, offering a private retreat. Externally, the property boasts an enclosed rear garden, DRIVEWAY PARKING and a GARAGE. Ideally positioned close to Spytty Retail Park, reputable local schools and excellent transport links, including easy access to the M4 motorway, this fantastic home must be viewed to be fully appreciated.

EPC Rating: B
Council Tax Band: E



Lakeside House, Llantarnam Parkway, Cwmbran, NP44 3GA
Telephone: 01633 838 888 **Email:** cwmbran@sageandco.co.uk

Entrance

Enter through a composite front door

Entrance Hall

Stairs to first floor, laminate flooring, door to living room, double radiator

Living Room

16'7" x 12'4" (5.06 x 3.78)

Double glazed window to the front, under stairs storage cupboard, laminate flooring, radiator

Kitchen/Dining Room

10'5" x 15'5" (3.20 x 4.72)

Contemporary shaker style kitchen fitted with a range of base and wall units with square edged work surface, integrated stainless steel one and half bowl sink unit with mixer tap over, inset gas hob and eye level oven and grill, integrated fridge/freezer and dish washer, double radiator, double glazed french doors to rear, laminate flooring.

Utility Room

6'0" x 5'10" (1.83 x 1.80)

Inset automatic washing machine, space for tumble dryer, work surfaces over, wall units, radiator, part glazed door to side, extractor fan, door to;

Ground Floor WC

5'10" x 3'4" (1.80 x 1.02)

Low level WC, wall mounted wash hand basin, obscure double glazed window to side, wall mounted boiler, double radiator

First Floor

Stairs to the second floor, airing cupboard, doors to;

Bedroom Two

8'7" x 13'0" (2.63 x 3.98)

Double glazed window to the front, laminate flooring, double radiator

Bedroom Three

10'4" x 8'3" (3.17 x 2.52)

Double glazed window to the rear, double radiator,

Bedroom Four

14'1" x 7'0" (4.31 x 2.15)

Double glazed window to the rear, double radiator

Bathroom

6'6" x 6'1" (2.00 x 1.86)

Panelled bath with mixer tap over, low level WC, vanity wash hand basin, chrome towel radiator, obscured double glazed window to the front, extractor fan.

Second Floor Landing

Double radiator, doors to;

Bedroom One

17'10" narrowing to 11'4" x 12'0" (5.46 narrowing to 3.46 x 3.67)

Double glazed window to the front, velux window to the rear, two eaves storage cupboards, fitted wardrobe, loft access, two double radiators

En-Suite

5'10" x 7'11" (1.78 x 2.43)

Double step in shower cubicle, low level WC, vanity wash hand basin, velux window to the rear, chrome towel radiator, spotlights to ceiling, extractor fan

Outside

Front - Path to front entrance door, remainder laid to lawn, side gate access to rear, driveway parking and access to garage (power and lighting connected)

Rear- Enclosed rear garden with wooden fencing, mainly laid to lawn, remainder laid to patio, tap connected

Tenure

We have been advised that the property is Freehold, to be verified.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

