



**1 Dominion Court, Newport, NP19 4BN**  
**Guide Price £260,000**

GUIDE PRICE: £260,000 - £270,000

A beautifully presented THREE BEDROOMS, SEMI-DETACHED, three-storey property, offering spacious and versatile accommodation throughout, making it an ideal first-time purchase or perfect family home. Situated within a sought-after residential development, the property enjoys convenient access to a wide range of local amenities including schools, transport links and the popular Spytty Retail Park. The ground floor accommodation comprises a convenient cloakroom/WC, a fitted kitchen and a spacious open-plan living/dining room creating the perfect space for both relaxing and entertaining. French doors provide an abundance of natural light and open directly onto the enclosed rear garden, seamlessly blending indoor and outdoor living. To the first floor are two well-proportioned bedrooms, together with a contemporary family bathroom. Occupying the entire second floor is the impressive bedroom suite, benefiting from its own en-suite shower room. Externally, the property boasts an enclosed and low-maintenance rear garden, ideal for outdoor dining and family enjoyment, and nearby are TWO DESIGNATED PARKING SPACES providing convenient off-road parking.

This attractive home combines modern living with a practical layout in a highly convenient location, and early viewing is highly recommended to fully appreciate the accommodation on offer.

EPC Rating: B Council Tax Band: D



Lakeside House, Llantarnam Parkway, Cwmbran, NP44 3GA  
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### Entrance

Part glazed front entrance door to;

### Entrance Hall

Radiator, ceramic tile flooring, stairs to first floor, doors to;

### Cloakroom/W.C.

6'2" x 13'6" (1.89 x 4.14)

Pedestal wash hand basin, low level WC, ceramic tile splashback, radiator

### Kitchen

10'11" x 6'7" (3.35 x 2.01)

Fitted with a range of base and eye level wall units, roll edge work surfaces, inset one and a half bowl stainless steel sink unit, inset gas hob with oven under and stainless steel filter hood over, plumbing for automatic washing machine, space for dishwasher and fridge freezer, wall mounted boiler, double glazed window to front

### Lounge/Dining Room

15'8" x 13'6" (4.80 x 4.14)

Double glazed French doors and windows to rear, radiator, under stair storage cupboard

### First Floor

Radiator, stairs to second floor, doors to;

### Bedroom Two

10'9" x 13'6" (3.30 x 4.14)

Two double glazed windows to rear, radiator

### Bedroom Three

9'1" x 13'6" (2.78 x 4.14)

Two double glazed window to front, radiator

### Bathroom

6'11" x 6'4" (2.12 x 1.95 )

Three piece suite comprising; panelled bath, pedestal wash hand basin, low level WC, ceramic tile splashbacks, electric shaver point, radiator

### Second Floor

Built-in cupboard, door to;

### Bedroom One

13'5" max x 13'6" (4.10 max x 4.14 )

Double glazed window to front, access to loft space, doors to;

### En-Suite

4'11" x 7'7" (1.51 x 2.32)

Three piece suite comprising; mains shower cubicle, pedestal wash hand basin, low level WC, radiator, ceramic tile splash backs, electric shaver point, velux window

### Outside

Front - Paved access to front entrance door, two designated parking spaces

Rear - Enclosed rear garden, ,mainly laid to patio, remainder laid to slate chippings, tap connected, side gate access.

### Tenure

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

