



**527 Malpas Road, Malpas, Newport, NP20 6NA**  
**Guide Price £350,000**

GUIDE PRICE: £350,000 - £375,000

**NO ONWARD CHAIN!!** This stunning **FOUR BEDROOM, DETACHED** bungalow has been thoughtfully refurbished throughout to a high standard and is presented in truly move-in-ready condition. Offering modern, contemporary living all on one level, the property is ideal for families, downsizers, or anyone seeking a stylish and low-maintenance home. At the heart of the property is a spacious and light-filled living/dining room, featuring French doors that open onto a decking area, perfectly positioned to overlook the large, enclosed rear garden – ideal for entertaining or relaxing outdoors. The contemporary kitchen and modern bathroom suite further enhance the home's sleek and stylish feel. The bungalow benefits from four bedrooms, flexible for use as bedrooms, home offices, or guest accommodation. Externally, the generous rear garden provides a private and secure space, while the overall layout offers both comfort and practicality.

Offered for sale with **NO ONWARD CHAIN**, this superb property is conveniently located within close proximity to Cwmbran and Newport town centres, a range of local schools, and excellent transport links, including easy access to the M4.

Early viewing is highly recommended to fully appreciate the quality, space, and location this exceptional home has to offer. EPC Rating: D, Council Tax Band: E



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

### Porch Entrance

Composite front entrance door to;

### Entrance Hall

Double glazed obscure window to front, radiator, stairs to loft space, doors to;

### Lounge/Diner

18'0" x 13'10" (5.50 x 4.23)

Double glazed French doors to rear with double glazed windows to either side, two radiators, feature fire surround, door to;

### Kitchen

13'9" x 8'2" (4.20 x 2.51)

Modern kitchen fitted with a range of base and eye level wall units with work preparation surfaces over, inset composite one and a half bowl sink and drainer unit with mixer tap, inset electric hob, stainless steel filter hood over, inset eye level oven, double glazed window to rear, double radiator, space for fridge freezer, inset spot lights to ceiling, ceramic tile splash backs

### Bedroom One

13'9" x 11'11" (4.20 x 3.64)

Double glazed window to side, double radiator, built in wardrobe housing boiler

### Bedroom Two

11'5" x 10'11" (3.48 x 3.34)

Double glazed boxed window to front, radiator

### Bedroom Three

11'5" x 9'10" (3.50 x 3.01)

Double glazed windows to front and side aspects, double radiator

### Bedroom Four

10'11" x 9'9" (3.34 x 2.99)

Double glazed window to side, radiator

### Bathroom

9'10" x 7'6" (3.01 x 2.29)

Contemporary suite comprising; Fitted bath with shower handset over, walk in mains double shower with shower screen, low level WC, vanity wash hand basin with units under, electric shaver point, extractor fan, double glazed obscure window to side, chrome towel radiator

### Loft Space

36'6" x 17'10" (11.14 x 5.45)

Two Velux windows, storage to eaves

### Outside

Front - Driveway parking for multiple vehicles, side access from both sides to rear

Rear - Well maintained enclosed rear garden with wooden fencing, decking area directly from French doors leading down to large level lawn area with the remainder laid to wood chippings.

### Tenure

We have been advised that this property is Freehold. To be verified.

