



46 Alexandra Place, Newbridge, Newport, NP11 4ER

Guide Price £180,000

**** GUIDE PRICE £180,000 - £190,000 ** THREE DOUBLE BEDROOMS ** END TERRACED HOME ** TWO RECEPTION ROOMS ** WELL PRESENTED THROUGHOUT ** LOFT CONVERSION ** SHORT COMMUTE TO M4 ** NEARBY AMENITIES OF NEWBRIDGE TOWN CENTRE ****

Nestled in the charming area of ALEXANDRA PLACE, Newbridge, this well-presented END TERRACED house offers a delightful blend of comfort and convenience. With THREE spacious DOUBLE BEDROOMS, including a versatile LOFT ROOM, this property is perfect for families or those seeking extra space. The house boasts TWO inviting RECEPTION ROOMS, providing ample room for relaxation and entertaining. The modern layout is complemented by TWO well-appointed BATHROOMS, ensuring that morning routines run smoothly for all residents. One of the standout features of this property is its EXCELLENT LOCATION. It is just a short commute to the M4, making it an ideal base for those who work in Newport, Cardiff, or even Bristol. The nearby amenities and TRANSPORT LINKS of Newbridge town further enhance the appeal, offering a variety of shops, cafes, and services within easy reach. Families will appreciate the property's position within the catchment area for Newbridge High School, known for its strong academic performance and community spirit. In summary, this end link terrace house on Alexandra Place is a fantastic opportunity for anyone looking for a well-maintained home in a vibrant community, with excellent transport links and local amenities at



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ENTRANCE HALLWAY

Access via uPVC front door, open to stairs to first floor, consumer unit present, twin radiator, leads to;

DINING ROOM

13'6" x 9'2" (4.14 x 2.80)

Dining room to front aspect complete with double glazed uPVC window, twin radiator, through to;

LOUNGE

8'3" x 13'2" (2.52 x 4.03)

Family lounge to rear aspect complete with double glazed uPVC French doors, chimney breast present with electric log burner, twin radiator, leads to;

KITCHEN

8'2" x 8'4" (2.50 x 2.55)

Range of high and low base storage units, wooden rolled worktop offering gas hob and electric oven, integrated fridge/freezer and dish washer, stainless steel sink with drainer and chrome mixer taps over, side aspect double glazed uPVC window with part tiled finish splashbacks surround.

BATHROOM

6'11" x 4'3" (2.13 x 1.32)

Walk in shower tray with mains support over head rainfall shower, low level WC, sink with mixer taps over, storage cupboard, side aspect double glazed obscure window, towel radiator, plumbing for washing machine and tumble dryer.

HALL

Double glazed uPVC back door to garden, leads to bathroom.

FIRST FLOOR LANDING

Open to stairs from ground floor, side aspect double glazed uPVC window, leads to;

BEDROOM ONE

10'9" x 12'0" (3.29 x 3.66)

Double bedroom to front aspect complete with two double glazed uPVC window, twin radiator, walk in wardrobe present.

BEDROOM TWO

10'11" x 10'8" (3.34 x 3.27)

Double bedroom to rear aspect complete with double glazed uPVC window, single radiator.

BATHROOM

9'11" x 8'3" (3.04 x 2.53)

Rolled top bath with chrome fixings, low level WC and sink with mixer taps over, chrome towel radiator, storage cupboard housing gas combi boiler, side aspect double glazed uPVC obscure window.

BEDROOM THREE (Loft)

9'3" x 16'6" (2.84 x 5.04)

Double bedroom to loft over looking side aspect, complete with storage to eaves and double glazed uPVC window.

OUTSIDE

FRONT: Access from pedestrian footpath.
REAR: Concrete patio slabs and stone chippings, shrubs in planting beds to walled boundary, side gated access.

TENURE

We are advised FREEHOLD.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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		
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