



7 Pant Farm Close, Newbridge, Newport, NP11 5GA
Guide Price £240,000

****GUIDE PRICE - £240,000 TO £250,000****

Nestled in the tranquil cul-de-sac of Pant Farm Close, Newbridge, Newport, this SPACIOUS SEMI DETACHED HOUSE offers a delightful family home. With THREE BEDROOMS this property is perfect for those seeking comfort and space. The TWO BATHROOMS provide convenience for busy mornings and family life, ensuring that everyone has their own space. The heart of the home is the SPACIOUS RECEPTION ROOM which is ideal for relaxation and entertaining guests. With a NEWLY FITTED KITCHEN and addition CONSERVTORY the layout of the house promotes a warm and welcoming atmosphere, making it easy to envision family gatherings and quiet evenings alike. Additionally, the property boasts a garage, providing ample storage or the perfect space for a workshop. Parking is also available for one vehicle, adding to the practicality of this lovely home.

Living in this peaceful cul-de-sac location means you can enjoy a sense of community while still being close to local amenities and transport links. This semi-detached house is not just a property; it is a place where memories can be made. This property is being sold with NO ONWARD CHAIN so don't miss the opportunity to make this charming house your new home.

EPC RATING: C
COUNCIL TAX BAND: C



70 Tredegar Street Risca NP11 6BW
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ENTRANCE

Enter through a double glazed front door with matching glass panel

ENTRANCE HALLWAY

Parquet flooring, under stairs storage cupboard, central heating radiator, stairs to first floor

LIVING/DINING ROOM

27'3" x 11'5" (8.31 x 3.49)

Double glazed window to front, double glazed door and window to the rear, two central heating radiators, door to conservatory

KITCHEN

12'9" x 7'3" (3.89 x 2.23)

Fitted with a range of high gloss base and wall units, square edge work surfaces, inset stainless steel sink unit with mixer tap over, inset electric hob and eye level oven. Plumbing for automatic washing machine, space for fridge freezer, central heating radiator, double glazed window to side.

FAMILY SHOWER ROOM

7'3" x 7'3" (2.23 x 2.21)

Step in shower cubicle, low level W.C., pedestal wash hand basin, obscured double glazed window to rear.

CONSERVATORY

11'5" x 6'9" (3.49 x 2.06)

Double glazed window and door to rear

STAIRS TO FIRST FLOOR - LANDING

Double glazed window to the side, loft access.

BEDROOM ONE

12'0" x 11'5" (3.66 x 3.49)

Double glazed window to front, storage cupboard, central heating radiator

BEDROOM TWO

13'1" x 11'5" (4.00 x 3.49)

Double glazed window to rear, storage cupboard, central heating radiator.

BEDROOM THREE

9'0" x 7'3" (2.76 x 2.23)

Double glazed window to rear, central heating radiator.

FAMILY BATHROOM

8'8" x 7'3" (2.66 x 2.23)

Panelled bath with shower over, vanity wash hand basin, close coupled WC., airing cupboard housing combination boiler, obscured double glazed window to front.

OUTSIDE

FRONT - Lawned front garden leading to front door.

SIDE - Pedestrian access to rear.

REAR - Patio area and steps to tiered garden with lawned areas.

SINGLE GARAGE

Single garage opposite property with up and over door.

TENURE

We have been advised freehold

