

## 22 Llewellyn Grove Malpas Newport



### BEAUTIFULLY PRESENTED THREE BEDROOM FAMILY HOME WITH GARAGE

- BEAUTIFULLY PRESENTED THROUGHOUT
- THREE BEDROOM END TERRACED HOME
- STYLISH KITCHEN/DINER
- GOOD SIZED LOUNGE
- GROUND FLOOR WC
- IMMACULATE PRIVATE REAR GARDEN
- DRIVEWAY AND GARAGE
- WALKING DISTANCE TO EXCELLENT AMENITIES
- MAJOR ROAD LINKS CLOSE BY
- BRAND NEW BOILER

**£245,000**

# **Llewellyn Grove, Malpas, NP20 6LX**

## **Introduction**

A fantastic opportunity to purchase this beautifully kept and well maintained end terraced family home situated in this lovely Westbury-built development in Malpas, offering easy access to excellent amenities and close proximity to major road links such as the M4 (J26) and the A4042 towards Torfaen.

The property was built in the early 2000's and occupies this near end of cul-de-sac position within the development. As we enter the property, we are welcomed in to a small hallway which leads off to a WC, a good sized lounge and a stylish recently refitted kitchen which has space for a dining table to the ground floor then upstairs we have three good sized bedrooms and family bathroom plus an airing cupboard housing a newly fitted gas combi boiler.

Outside, the rear garden is very private and low maintenance and also has access into the garage then, to the front, off road parking.

Further information and room dimensions can be found below;

## **GROUND FLOOR**

**Lounge 16'5" x 14'10" max (5.02 x 4.54 max)**

**Kitchen/diner 14'9" x 9'1" max (4.51 x 2.77 max)**

**WC 3'5" x 4'8" (1.06 x 1.44)**

## **FIRST FLOOR**

**Bedroom 1 12'6" (minus wardrobes) x 8'1" max (3.83 (minus wardrobes) x 2.47 max)**

**Bedroom 2 10'8" x 8'5" max (3.26 x 2.58 max)**

**Bedroom 3 8'5" x 6'7" (2.57 x 2.01)**

**Family bathroom 6'3" max x 6'1" (1.92 max x 1.86)**

## **OUTSIDE**

**Garage 16'6" x 8'8" (5.04 x 2.66)**

## **Tenure**

Freehold

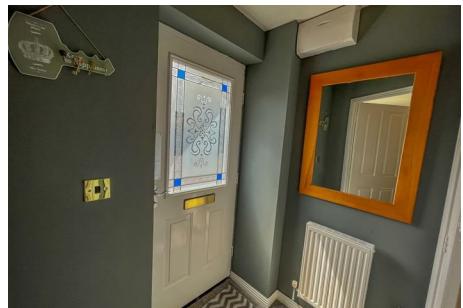
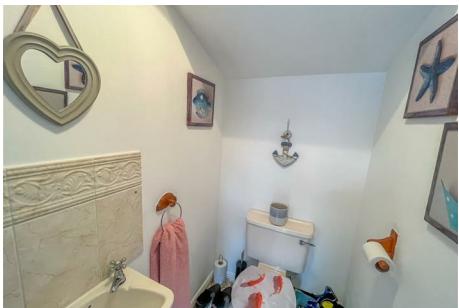
## **Council tax**

Band D

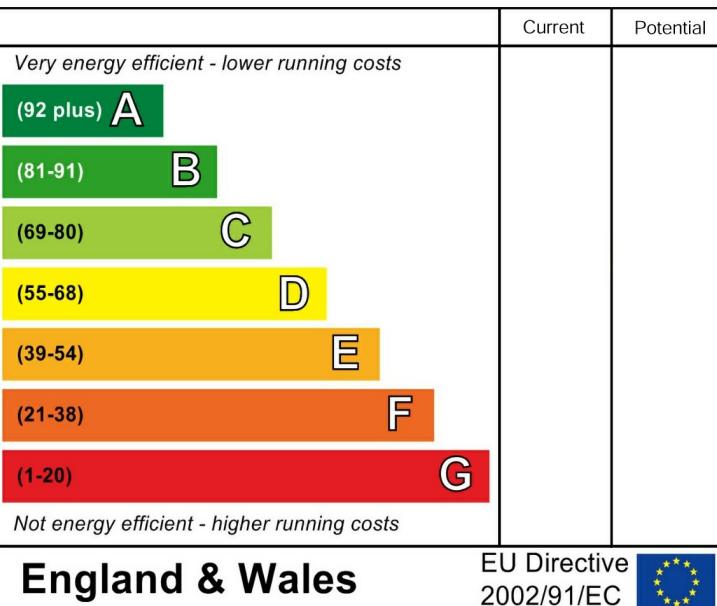
## **Viewings**

By prior appointment with vendors agents Nuttall Parker. Tel: 01633 212666.

These particulars do not constitute an offer or contract of sale. Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and prospective purchasers should satisfy by inspection or otherwise as to the correctness of any statements or information contained therein.



## Energy Efficiency Rating

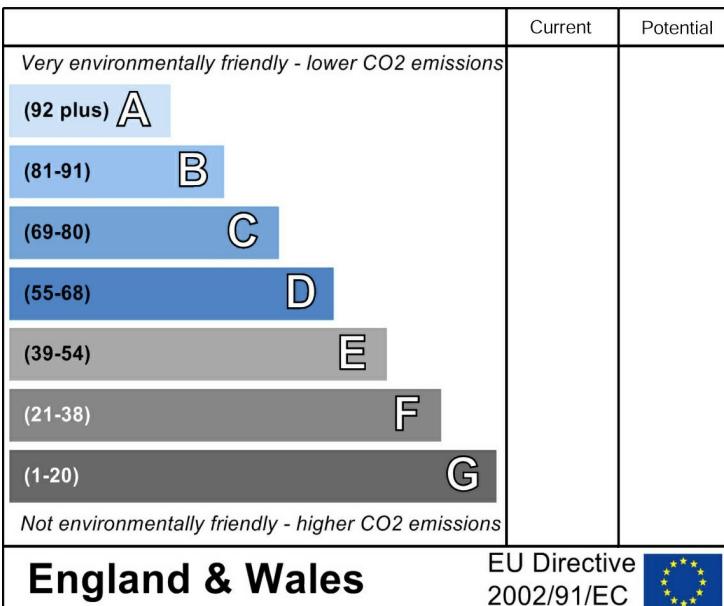


**England & Wales**

EU Directive  
2002/91/EC



## Environmental Impact (CO<sub>2</sub>) Rating



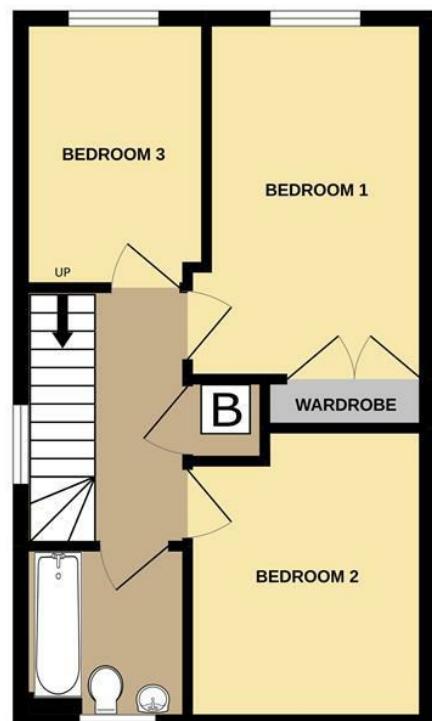
**England & Wales**

EU Directive  
2002/91/EC



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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