

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

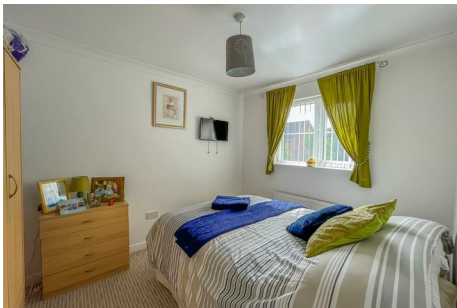
Council tax

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

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC 	

GROUND FLOOR



1ST FLOOR

