



Claremont

Offers in the Region of £310,000

- Generous Lounge/Diner
- Sought-After Malpas Location with Excellent M4 Links, Schools and Amenities Nearby
- Spacious Four-Bedroom Family Home
- Garage and Driveway Parking
- Low-Maintenance Gardens
- EPC Rating: C



 4  1  2

Pinkmove

01633 746088
team@pinkmove.co.uk



About the property

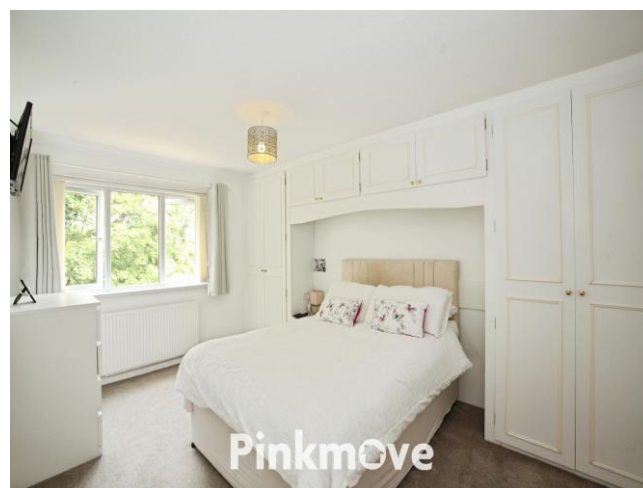
Situated in the sought-after area of Malpas, Newport, this spacious four-bedroom family home offers generous accommodation throughout and is ideally located close to local amenities, well-regarded schools and excellent transport links. With convenient access to the M4 motorway, the property is perfectly suited to commuters travelling to Cardiff, Bristol and beyond, while also benefiting from nearby parks and everyday conveniences.

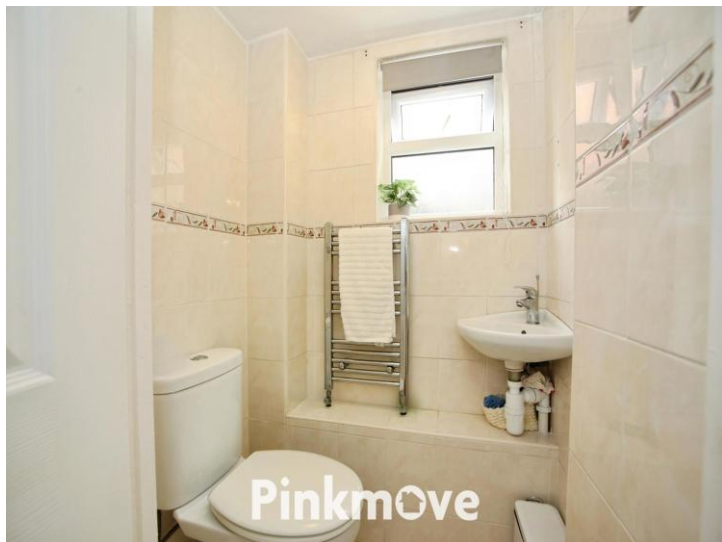
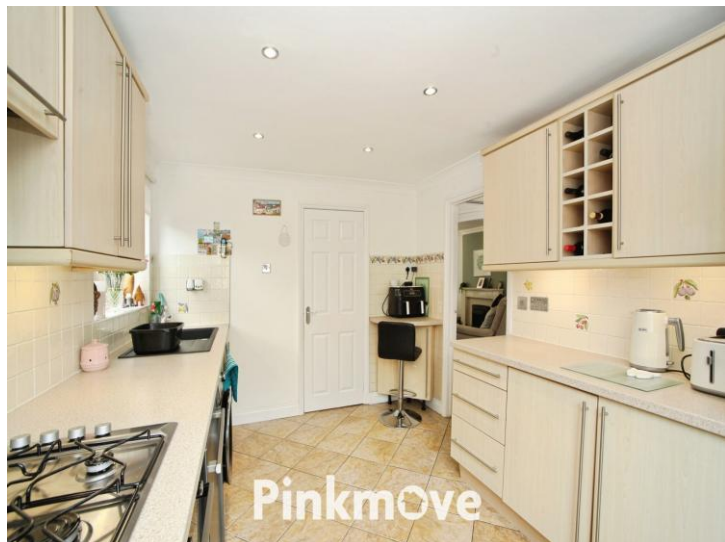
The accommodation briefly comprises a welcoming entrance hall, leading to a spacious lounge/diner that provides an excellent setting for both family living and entertaining guests.

To the first floor, the property benefits from four well-proportioned bedrooms and a family bathroom, offering ample space for growing families or those in need of additional accommodation.

Externally, the property enjoys low-maintenance gardens, together with driveway parking leading to a garage, providing valuable off-road parking and useful storage space.

Combining spacious accommodation, practical outdoor space and a highly desirable location, this attractive home presents an excellent opportunity for a wide range of purchasers. Early viewing is highly recommended to appreciate all this property has to offer.





Accommodation

Living Room

14' 5" x 13' 1" (4.39m x 3.99m)

Dining Room

14' 5" x 10' 6" (4.39m x 3.20m)

Kitchen

14' 5" x 9' 2" (4.39m x 2.79m)

Bedroom 1

13' 5" x 8' 2" (4.09m x 2.49m)

Bedroom 2

10' 6" x 10' 6" (3.20m x 3.20m)

Bedroom 3

10' 10" x 9' 6" (3.30m x 2.90m)

Max Measurements

Bathroom

8' 6" x 6' 3" (2.59m x 1.91m)

Bedroom 4

9' 6" x 5' 3" (2.90m x 1.60m)

Agents Note:

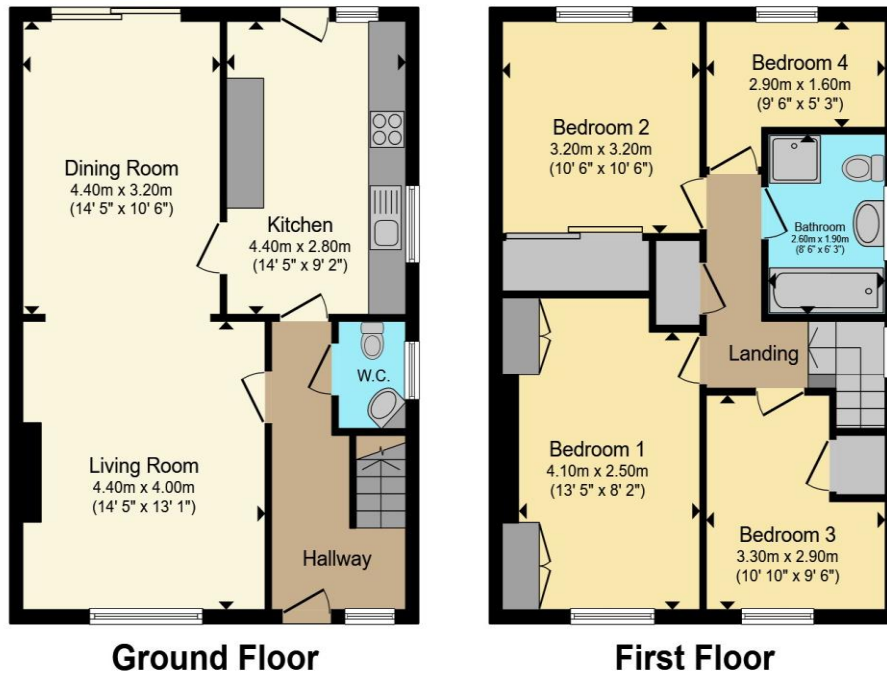
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

01633 746088

team@pinkmove.co.uk

Pinkmove

Floorplan



Total floor area 109.9 sq.m. (1,183 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.localagent.com

Pinkmove

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let

