Putting **you** & **your property** first



22 Wavell Drive, Malpas, Newport, NP20 6QL

Asking Price £399,995

Situated on the popular Wavell Drive in Malpas, Newport, this beautifully presented THREE BEDROOM, DETACHED family home is offered to the market in excellent condition throughout and is ready to move straight into. Boasting stylish and tastefully finished accommodation, this is a property that really needs to be viewed to be fully appreciated. To the ground floor, the property offers a spacious and inviting living room, complete with a stunning feature media wall, creating the perfect space to relax. The impressive kitchen/diner provides an ideal setting for everyday family life and entertaining, with French doors opening directly onto the rear garden, creating a wonderful flow between indoor and outdoor living. To the first floor are three well-proportioned bedrooms, offering excellent accommodation for growing families, alongside a convenient separate WC and a contemporary family bathroom suite.
Externally, the property continues to impress with a beautifully finished, low-maintenance rear garden. Providing the perfect space to unwind, enjoy the warmer months or entertain family and friends, this is a real highlight of the home. To the front of the property there is also DRIVEWAY PARKING and an integral GARAGE.
Wavell Drive is ideally positioned for a range of local amenities, schools and transport links, including Junction 26 of the M4, with Cwmbran Town Centre also within easy reach.
A fantastic opportunity to purchase a stylish, move-in-ready detached family home in a convenient and popular location. Early viewing is highly recommended to avoid missing out!

EPC: C Council Tax Band: E







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Entrance
Part glazed front entrance door to

Entrance Hall
Radiator, stairs to first floor, doors to;

Living Room
12'0" x 11'3" (3.67 x 3.44)
Double glazed bay window to front, radiator, coving, feature media wall

Open Plan Kitchen/Dining Room
7'5" x 12'5" (2.28 x 3.80)

Kitchen
Contemporary kitchen fitted with a range of base and eye level wall units with work preparation surfaces over, inset composite sink and drainer unit, electric hob with filter hood over, space for fridge freezer, plumbing for automatic washing machine, coving, double glazed window to rear, door to;

Dining Area
Fitted island with integral oven, double glazed French doors to rear, radiator, coving

Side Porch/Utility Area
7'5" x 3'10" (2.28 x 1.18)
Space for tumble dryer, obscure double glazed windows to side and rear aspects, part glazed door to front

First Floor
Double glazed window to side, radiator, built in storage cupboard, access to loft space, doors to;

Bedroom One
12'11" max x 8'11" (3.94 max x 2.74)
Double glazed bay window to front, radiator, coving, fitted wardrobes along two walls

Bedroom Two
10'10" x 11'3" (3.31 x 3.43)
Double glazed window to rear, radiator, coving, fitted wardrobes to one wall, built in cupboard housing boiler

Bedroom Three
9'11" x 12'4" (3.04 x 3.78)
Double glazed window to front, radiator, coving

Bathroom
7'8" x 6'10" (2.35 x 2.10)
Three piece suite comprising; panelled bath, mains shower cubicle, vanity wash hand basin, chrome towel radiator, obscure double glazed window to rear

WC
Low level WC, obscure window to rear

Outside
Front - Driveway parking for multiple vehicles, access into garage and side access to rear. Remainder laid to lawn.
Rear - Well presented, enclosed split level rear garden. Lower level laid to gravel, with steps leading up to paved patio area with pergola over. Remainder laid to lawn with power and tap connected.

Garage
15'4" x 8'0" (4.69 x 2.44)
Power and lights connected

Tenure
We have been advised this property is Freehold. To be verified









