

42 Gaer Park Drive, Newport. NP20 3NL

£245,000



**FOR SALE**

## PROPERTY DESCRIPTION

CONVENIENT LOCATION... IMMACULATELY PRESENTED... IDEAL FAMILY HOME...

JW Homes are delighted to offer this three-bedroom, semi-detached property for sale in the outskirts of Newport. Immaculately presented family home located just outside Newport City Centre - brilliant for anyone working in central Newport or commuting to Cardiff, Bristol or London with the train station being a short drive away and offering easy access to the M4 corridor. On the ground floor is a bay-fronted, open lounge, and a modern kitchen diner. The kitchen/diner offers access via double doors to the garden, making this a wonderful entertaining space. The enclosed rear garden is beautifully presented with a large patio from the house and a further decking area to the rear. Our vendor as advised us that the property has been fully re-wired, re-plastered and double-glazed throughout. (Proof of the works carried out can be obtained when required) On street parking is available outside with the potential for a double driveway. (Subject to Local Planning) Making our way upstairs, we have three bedrooms, two of which are double and the third a useful single. The family bathroom has a large bath suite and overhead shower unit. Viewing highly recommended in order to fully appreciate the standard of accommodation offered For Sale!!!

## FEATURES

- IMMACULATELY PRESENTED
- THREE BEDROOM SEMI DETACHED PROPERTY
- LOUNGE
- OPEN PLAN KITCHEN/DINING ROOM
- 1st FLOOR BATHROOM
- GAS CENTRAL HEATING & DOUBLE GLAZING
- GENEROUS REAR GARDEN
- POTENTIAL FOR OFF ROAD PARKING
- VIEWING HIGHLY RECOMMENDED
- EPC:D



## ROOM DESCRIPTIONS

### GROUND FLOOR

#### ENTRANCE

Enter via an composite double glazed front door.

#### ENTRANCE HALLWAY

Coved finish to the ceiling with inset spot lighting, shaker style half panelling to the walls, smooth plastered and emulsioned finish to the walls. under stairs storage cupboard, stairs to the first floor, central heating radiator, porcelain tiled flooring.

#### LOUNGE

12' 2" Max x 14' 6" (3.71m x 4.42m)  
Double glazed box bay window to the front aspect, coved finish the central rose to the ceiling, shaker style half panelling to the one wall, smooth plastered and emulsioned finish to the walls, wall mounted modern central heating radiator, laminate flooring.

#### KITCHEN/DINING ROOM

18' 1" Max x 12' 5" Max (5.51m x 3.78m)  
Double glazed "French" doors and double glazed window to the the rear aspect, coved finish to the ceiling with inset spot lighting, smooth plastered and emulsioned finish to the walls, range of wall and base units with complimentary laminate work surfaces over with matching upstands, glass splash back, inset stainless steel sink with mixer tap over, integrated appliances include four ring gas hob with extractor over, electric fan assisted oven, microwave, washing machine and fridge/freezer, wall mounted modern radiator, porcelain tiled flooring.

#### STAIRS TO THE FIRST FLOOR

#### LANDING

Double glazed window to the side aspect, coved finish to the ceiling, access to loft space, shaker style half panelling to the walls, smooth plastered and emulsioned finish to the walls. Doors through to:

#### BEDROOM 1

10' 4" Max x 12' 3" (3.15m x 3.73m)  
Double glazed window to the front aspect, coved finish to the ceiling, smooth plastered and emulsioned finish to the walls, central heating radiator, fitted mirror wardrobes to the one wall, laminate flooring.

#### BEDROOM 2

10' 3" x 9' 1" (3.12m x 2.77m)  
Double glazed window to the rear aspect, coved finish to the ceiling, smooth plastered emulsioned finish to the walls, central heating radiator, laminate flooring.

#### BEDROOM 3

6' 11" x 9' 3" (2.11m x 2.82m)  
Double glazed window to the front aspect, coved finish to the ceiling, smooth plastered emulsioned finish to the walls, storage cupboard, central heating radiator, laminate flooring.

#### BATHROOM

6' 9" x 6' 1" (2.06m x 1.85m)  
Obscure double glazed window to the rear aspect, three piece suite comprising "P" shape bath with mixer tap and rain fall shower with body spray attachment over, close coupled wc, vanity unit housing wash hand basin with mixer tap over, wall mounted heated towel rail, extractor, tiled surround, tiled flooring.

#### OUTSIDE

##### FRONT

Steps up to paved pathway, slate area leading to lawn and mature shrubbery.

##### REAR

Enclosed garden with "Indian Sandstone" patio area, outside tap, lawned area leading to decked patio area.

##### N.B.

J W Homes Estate and Lettings Agents stress that all prospective purchasers must satisfy themselves as to the condition of the property and all installations.

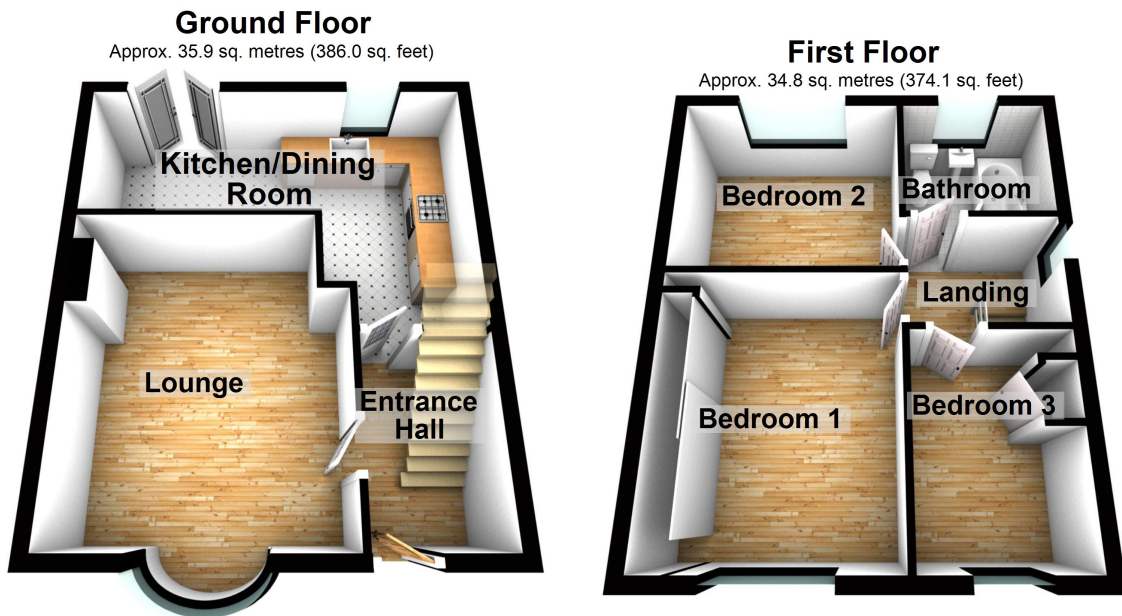
## ROOM DESCRIPTIONS

### VIEWING

If you wish to view this property or place an offer please contact J W Homes Estate and Letting Agents on 01495 223757 where we will be able to offer free independent mortgage advice, if required.



# FLOORPLAN & EPC



Total area: approx. 70.6 sq. metres (760.1 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>83</b>
(55-68)	<b>D</b>	<b>62</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	