

12 Moyle Grove, Ponthir, Newport. NP18 1GP
£425,000
Tenure Freehold

- WELL PRESENTED & EXTENDED BUNGALOW
- SOUGHT AFTER VILLAGE LOCATION BETWEEN CAERLEON & CWMBRAN
- SPACIOUS LOUNGE WITH WOOD BURNER
- STUNNING REFITTED KITCHEN/DINING ROOM
- 3 BEDROOMS
- MODERN FAMILY BATHROOM
- EXTENSIVE PARKING & GARDEN TO FRONT
- PLEASANT ENCLOSED REAR GARDEN & SEATING AREA
- USEFUL FORMER GARAGE/GARDEN STORE

EXTENDED, 3 BEDROOM, DETACHED BUNGALOW IN SOUGHT AFTER VILLAGE LOCATION WITH STUNNING REFITTED KITCHEN/DINER, SPACIOUS LOUNGE WITH WOOD BURNER, MODERN BATHROOM, EXTENSIVE PARKING AND LOVELY ENCLOSED REAR GARDEN

A well maintained recently updated detached bungalow situated in this sought after village location lying in-between Caerleon & Cwmbran. The property has benefited from an extension to the rear providing a superb Kitchen/Diner opening to the rear garden.

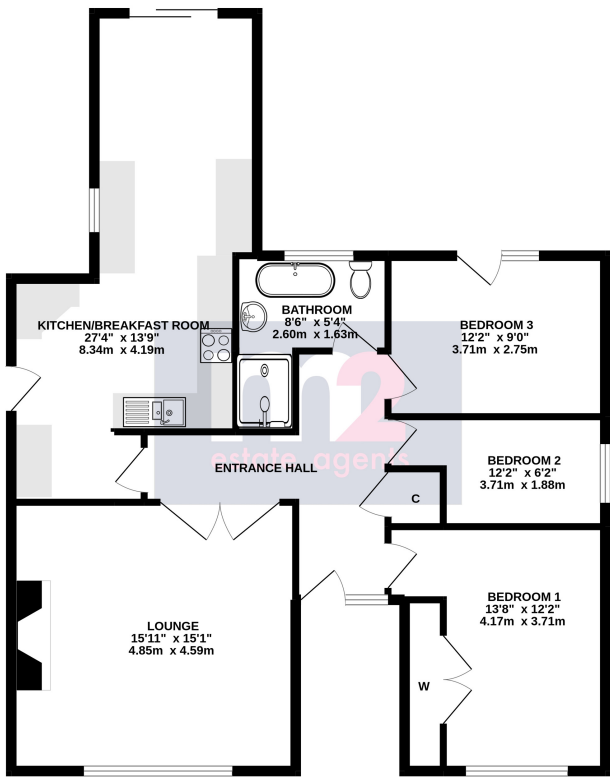
Further accommodation includes: An L shape entrance hall with wooden floor extends to a spacious lounge with wood burner. 3 Bedrooms are accessed from the main hallway, the master benefiting from a large double wardrobe, the second having a door opening to the rear garden. A recently refitted family bathroom is fitted with a roll top bath and large step in shower.

Outside: To the front: A brick paved and tarmac driveway provides extensive parking leading on to level garden laid mainly to lawn. Pathways extend to the main entrance and side access. To the rear: A covered seating area, patio and raised deck lead onto a level garden partially laid to lawn having bordering beds laid with stone chippings enclosed by hedging and fencing.

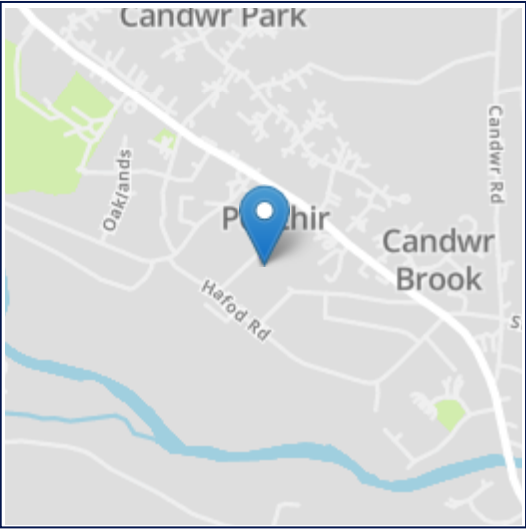
Services:
Council Tax Band:
F



GROUND FLOOR
1006 sq.ft. (93.5 sq.m.) approx.



TOTAL FLOOR AREA: 1006 sq.ft. (93.5 sq.m.) approx.
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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All room sizes are approximate. Electrical installations, plumbing, central heating and drainage installations are noted on the basis of a visual inspection only. They have not been tested and no warranty of condition or fitness for purpose is implied in their inclusion. Potential purchasers are warned that they must make their own enquiries as to the condition of the appliances, installations or any element of the structure or fabric of the property.

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