



16 Claremont, Newport. NP20 6PJ
£240,000
Tenure Freehold

- **EXTENDED SEMI DETACHED FAMILY HOME**
- **3 BEDROOMS & USEFUL LOFT AREA**
- **KITCHEN/BREAKFAST/SITTING ROOM**
- **LOUNGE**
- **DINING ROOM**
- **FIRST FLOOR BATHROOM**
- **ENTRANCE PORCH & HALL**
- **DRIVEWAY**
- **EASY TO MAINTAIN REAR GARDEN**
- **POPULAR MALPAS LOCATION**

EXTENDED, SEMI DETACHED HOUSE IN POPULAR AREA WITH 3 BEDROOMS, USEFUL LOFT AREA, KITCHEN/BREAKFAST/SITTING ROOM, LOUNGE, DINING ROOM, DRIVEWAY, EASY TO MAINTAIN REAR GARDEN & EASY ACCESS TO JUNCTION 25 & 26 OF THE M4

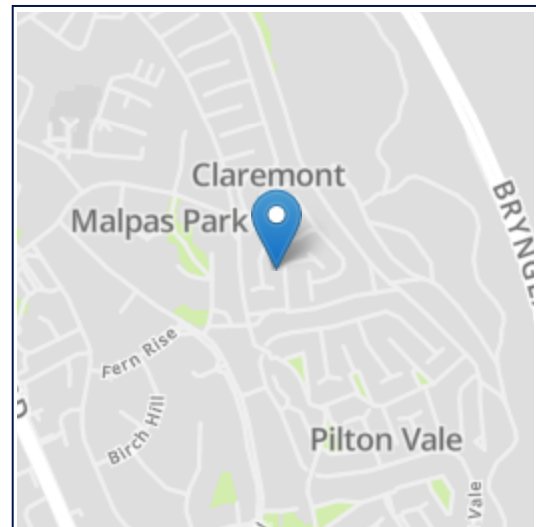
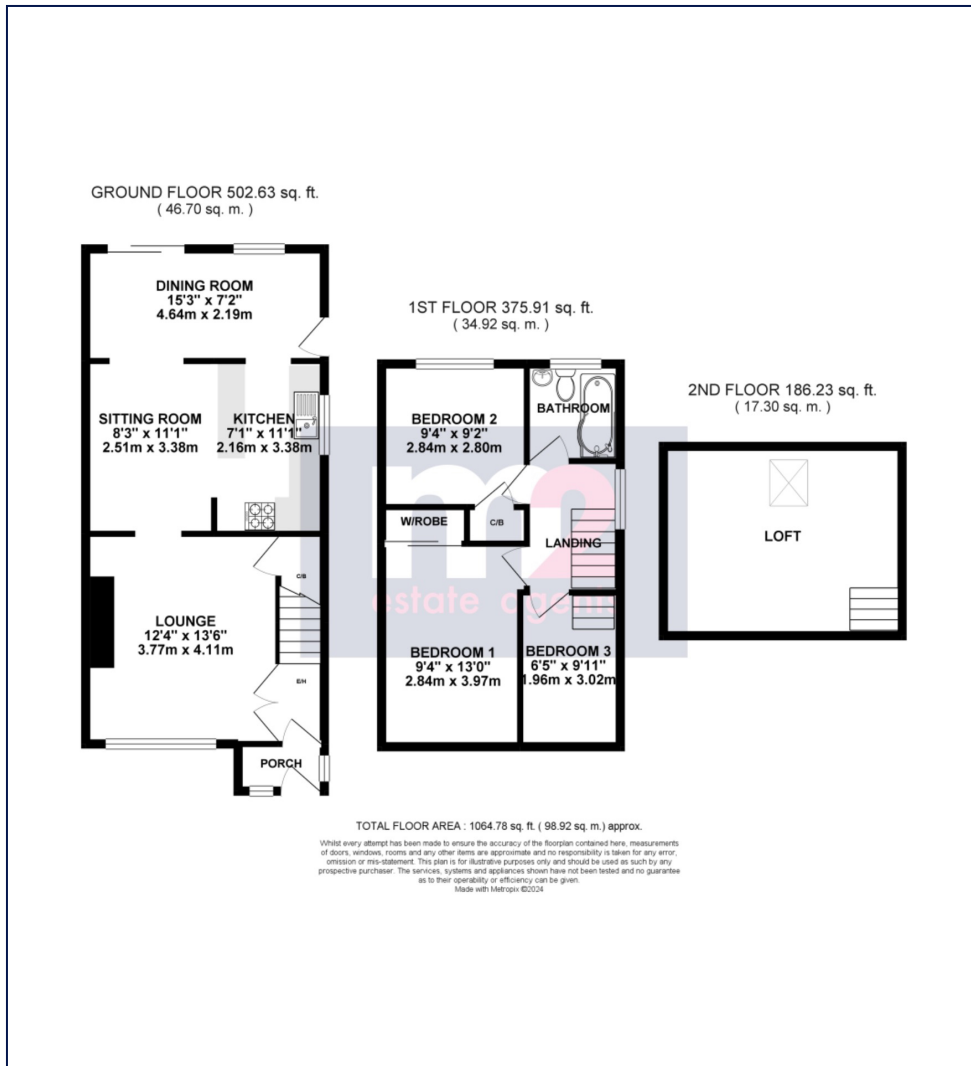
An extended 3 bedroom semi detached property situated in this popular location lying between Newport & Cwmbran within easy access of Junction 26 of the M4.

The property offers ideal family accommodation comprising: To the ground floor: An entrance porch & hallway having stairs to the first floor. Double doors provide access to a lounge having under stairs storage cupboard. An open arch leads to a modern kitchen with breakfast bar opening to a sitting room. Further openings lead to the full width extension providing a dining area having patio doors over looking the rear garden. To the first floor: A landing leads to 3 bedrooms, the master and 2nd having built in wardrobes or storage. The bathroom is fitted with a white suite having shower over bath. A staircase/ladder provides access from the 3rd bedroom to a useful loft having power, light and velux to rear.

Outside: to the front a garden laid to lawn with conifer border. A pathway leads past flower beds laid with stone to the main entrance and side access. To the rear: An easily maintained garden with patio area and sun shade over leads up to a garden laid with Astro turf and a summer house. A printed concrete driveway provides parking, partially enclosed by fencing and walling.

Services:

Council Tax Band:



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	82
(39-54)	E	66
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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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