



3 Barnfield, Ponthir, Newport. NP18 1TN
£390,000
Tenure Freehold

- 4 BEDROOMS
- BATHROOM & EN-SUITE SHOWER ROOM
- LOUNGE & DINING ROOM
- KITCHEN WITH APPLIANCES
- UTILITY AREA

- INTEGRAL GARAGE & DRIVEWAY
- SOLAR PANELS
- PRIVATE LEVEL GARDEN
- HIGHLY POPULAR DEVELOPMENT
- EASY ACCESS TO M4 & THE GRANGE HOSPITAL

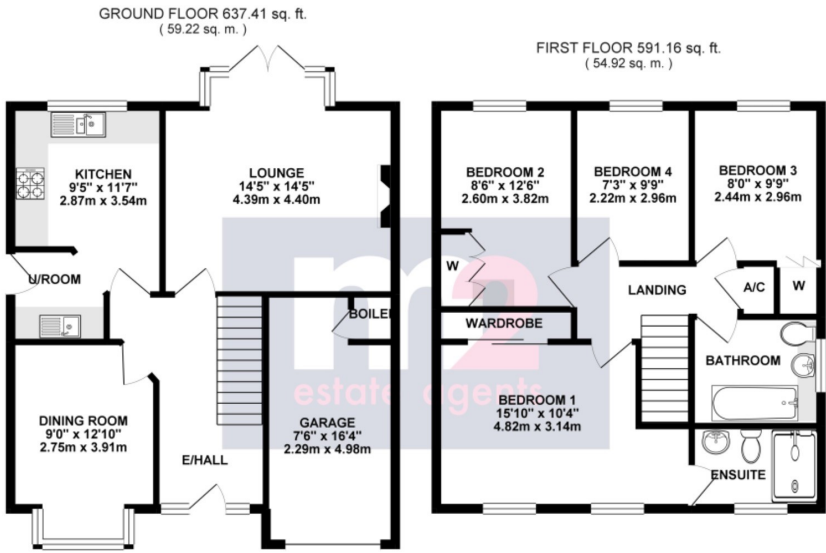
Situated between Caerleon & Cwmbran this well presented former show home, occupies a good sized level plot. Ideally located for easy access to the M4, local schools and The Grange Hospital.

An entrance hall with stairs to the first floor and tiled floor leads to all rooms. A good sized lounge enjoys an outlook to the rear through square bay with central French doors opening to the garden. The separate dining room with bay window has an outlook to the front. Fitted with an extensive range of wood fronted wall and base units, the kitchen features granite effect work surfaces and integral appliances. An archway opens to the utility area with sink, plumbed space for washing machine and space for upright fridge/freezer.

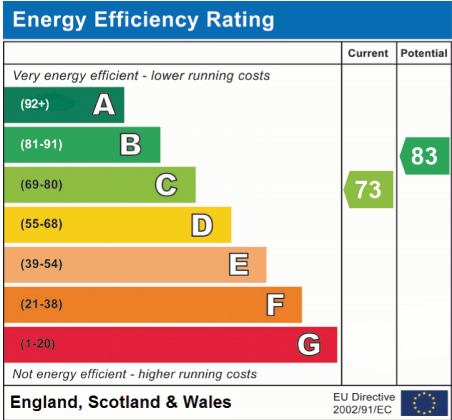
Upstairs the landing leads to 4 bedrooms, 3 having built in storage or wardrobes. The master bedroom features a modern en-suite shower room with large shower, w/c and vanity sink. A family bathroom serves the remaining bedrooms.

Outside a double drive leads to an integral garage, with garden planted with mature shrubs to the side, paths lead to the main entrance and side access. At the rear a natural stone patio leads to a level garden laid to lawn with bordering beds and open outlook, all enclosed by fencing.

Services:
All mains services connected, solar panels.
Council Tax Band:
F



TOTAL FLOOR AREA : 1228.56 sq. ft. (114.14 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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