



10 Cumberland Road, Newport. NP19 7HZ
£210,000
Tenure Freehold

- **EXTENDED, BAY FRONTED HOUSE**
- **3 GOOD SIZE BEDROOMS**
- **SUPERB KITCHEN/BREAKFAST ROOM**
- **LOUNGE OPENING TO DINING ROOM WITH WOOD BURNER**
- **GROUND FLOOR SHOWER ROOM & FIRST FLOOR BATHROOM**
- **REAR GARDEN WITH GARAGE**
- **CONVENIENT LOCATION CLOSE TO JUNCTION 25 OF THE M4**
- **LANDING WITH STUDY AREA**

A spacious, well presented, traditional bay fronted house offering excellent family accommodation over 3 levels, lying just off Caerleon Road, close to local amenities, popular primary and secondary schools whilst also having the easiest of access to junction 25 of the M4.

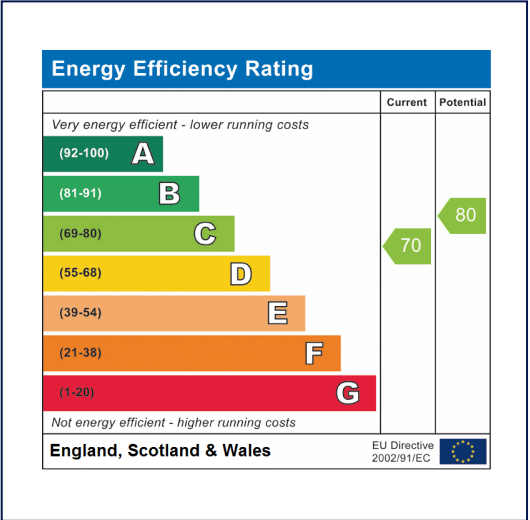
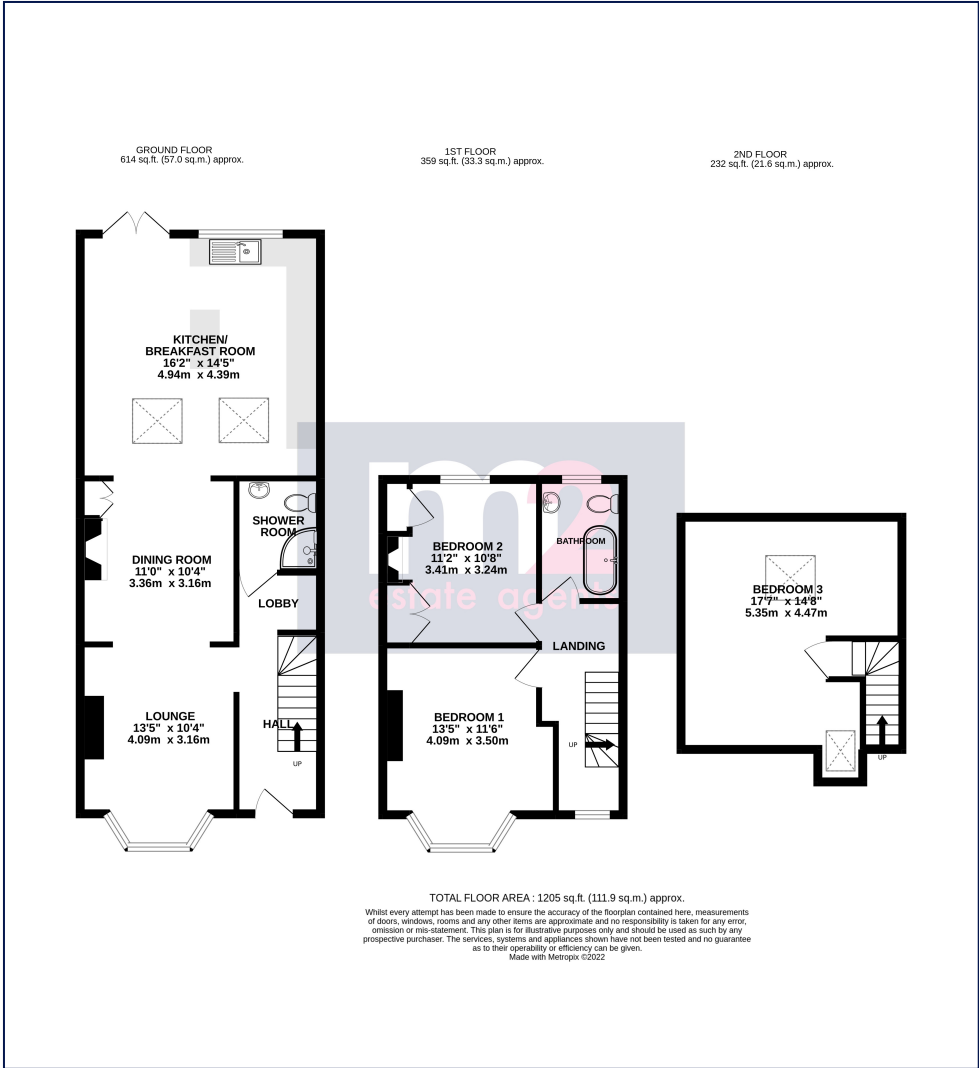
The property has benefited from an extension to the rear providing a superb kitchen/breakfast room opening to the garden & a loft conversion provides a good size 3rd bedroom. Further accommodation comprises: To the ground floor: An entrance hall, stairs to the first floor and a shower room/wc. The lounge with bay window opens to the dining room with wood burner, in turn leading to the 14ft x 16ft kitchen/breakfast room with vaulted ceiling. To the first floor: A landing with stairs to the second floor and a study area. Doors lead to 2 double bedrooms and a family bathroom. To the second floor: A loft conversion provides a good size 3rd bedroom with velux to the rear. Outside: To the front an enclosed forecourt. To the rear: A patio area with steps to a secondary seating area rear access and garage.

Council Tax Band C

Services:

Council Tax Band:

C



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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