



**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.

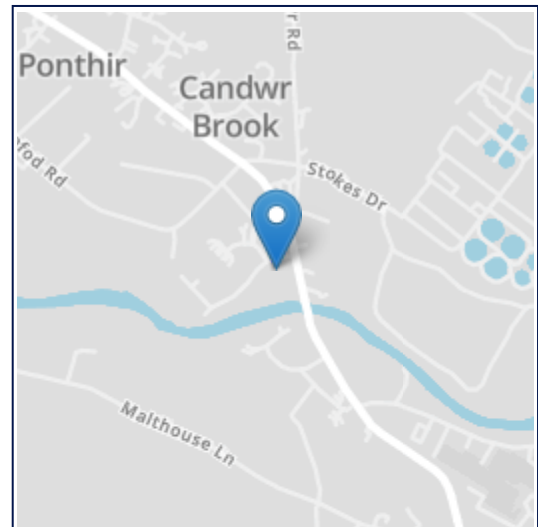
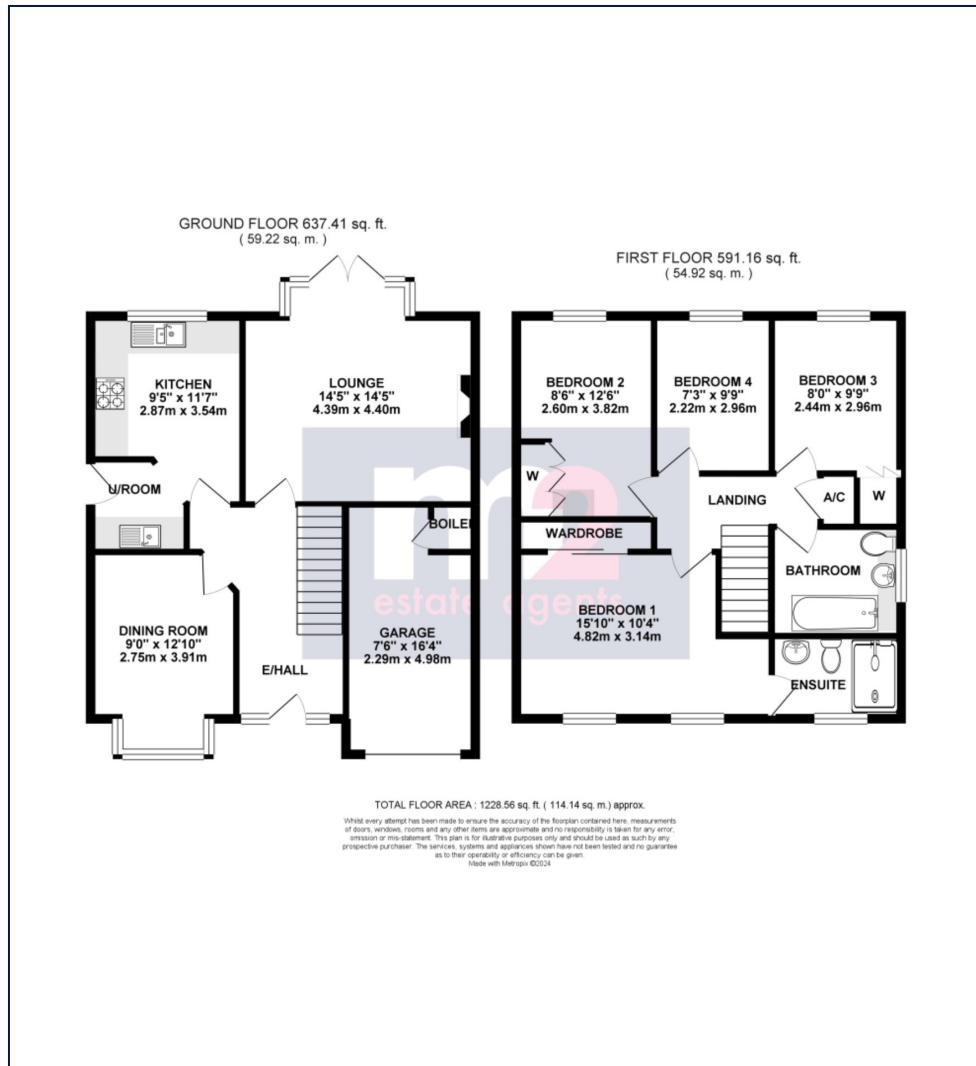
An entrance hall with stairs to the first floor and tiled floor leads to all rooms. A good sized lounge enjoys an outlook to the rear through square bay with central French doors opening to the garden. The separate dining room with bay window has an outlook to the front. Fitted with an extensive range 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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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