



7 Sunnybank, Bassaleg, Newport. NP10 8JP

£275,000

Tenure Freehold

- GUIDE PRICE - £275,000 - £285,000
- NO CHAIN
- EXTREMELY SOUGHT-AFTER LOCATION IN BASSALEG
- EXCELLENT SCHOOL CATCHMENT
- 3 BEDROOMS
- WELL PRESENTED & EXTENDED FAMILY HOME
- OPEN-PLAN KITCHEN / BREAKFAST / FAMILY ROOM
- 2 SEPARATE RECEPTION ROOMS
- BEAUTIFULLY LANDSCAPED REAR GARDEN
- QUIET CUL-DE-SAC LOCATION WITH LARGE DRIVEWAY
- FANTASTIC MOTORWAY ACCESS - IDEAL FOR COMMUTING TO BRISTOL & CARDIFF

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BEAUTIFULLY PRESENTED 3 BEDROOM SEMI-DETACHED PROPERTY WITHIN BASSALEG SCHOOL CATCHMENT AREA WITH 2 SEPARATE RECEPTION ROOMS, LARGE OPEN-PLAN KITCHEN/BREAKFAST/FAMILY ROOM, FAMILY BATHROOM & LARGE DRIVEWAY WITH STUNNING GARDENS IN A SUPERB SPOT

Occupying a fantastic plot with immaculate gardens this well presented three bedroom semi-detached property lies within a sought after location on the outskirts of Newport with easy access of junctions 27 & 28 of the M4 and within the current catchment of Bassaleg secondary school.

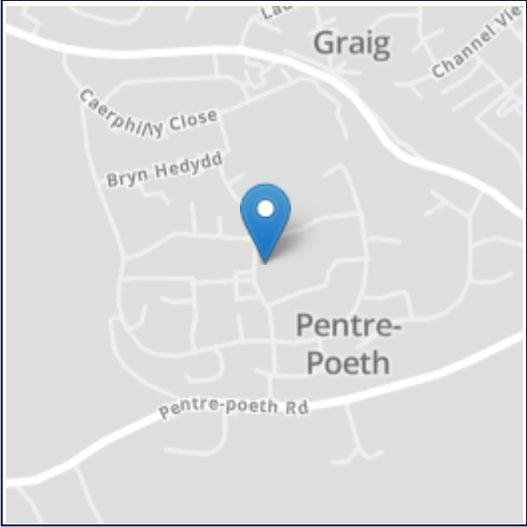
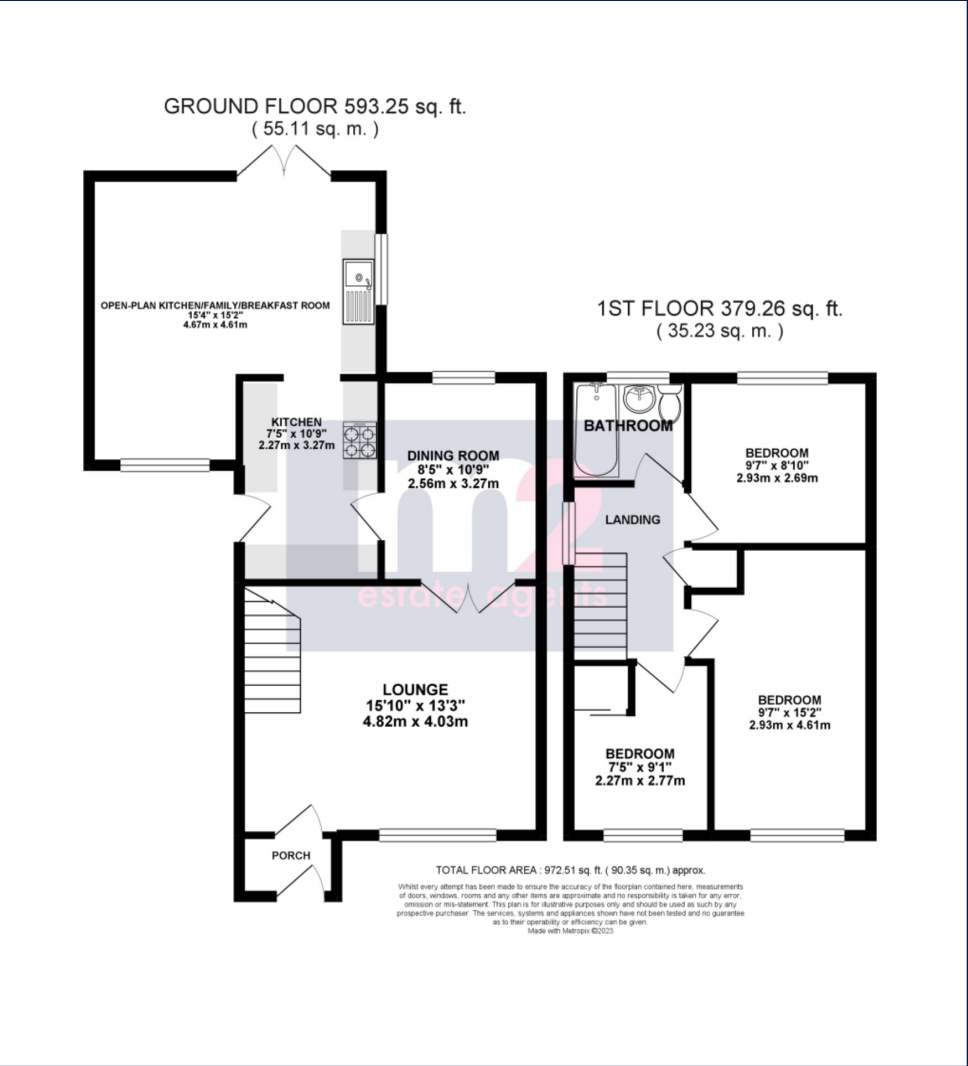
This extended and much improved family home has been well maintained by its current owners and offers ideal family accommodation described as follows:

Ground Floor - The entrance porch provides the main access into the Lounge, enjoying an outlook to the front over the large front garden. Oak double doors open up to provide access into the separate Dining Room overlooking the rear garden. The Dining Room flows through to the fabulous open-plan Kitchen/Breakfast/Family Room, again located at the rear of the property, benefiting from an extensive range of wall & base units and some integral appliances with French doors opening out onto the rear garden.

First floor: The landing leads to three good size bedrooms with the master bedroom and third bedroom having built in wardrobes. The family bathroom can also be found on the first floor with a 3-piece suite, including bath tub, low level W/C and wash hand basin.

Outside: To the front, a large driveway enclosed by timber fencing and an artificial lawn with pathway to the main entrance porch and side access. To the rear: A large patio area overlooks a superb low maintenance garden, mainly artificial lawn.

Council Tax Band - D



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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