



8 Laurel Crescent, Newport. NP20 6WQ
£250,000
Tenure Freehold

- **EXTENDED SEMI DETACHED HOUSE**
- **3 BEDROOMS**
- **LIVING / DINING ROOM**
- **MODERN KITCHEN**
- **MODERN BATHROOM**
- **GROUND FLOOR W/C**
- **EXTENSIVE OFF ROAD PARKING**
- **LARGE GARAGE**
- **POPULAR & CONVENIENT LOCATION**

EXTENDED, 3 BEDROOM SEMI DETACHED HOUSE IN THE POPULAR MALPAS AREA WITH LIVING/DINING ROOM, GROUND FLOOR W/C, MODERN KITCHEN, FIRST FLOOR BATHROOM, DOUBLE DRIVEWAY & GARAGE

Situated in the popular and convenient Malpas area on the outskirts of Newport is this well presented, extended three bedroom semi detached family home. Located close to all local amenities, sought after Primary Schools, shops, bus routes and junctions 25a & 26 of the M4 making it perfect for commuting to both Bristol & Cardiff. The extended family house now boasts spacious living accommodation briefly comprising to the ground floor: entrance hall, w/c, living room, dining room & kitchen. On the first floor: Three bedrooms & modern family bathroom. Outside, to the front: a large paved driveway providing off road parking for numerous vehicles, access to a large garage with electric & power. To the rear: a patio area with steps up to lawn area with bordering flower beds enclosed by fencing.

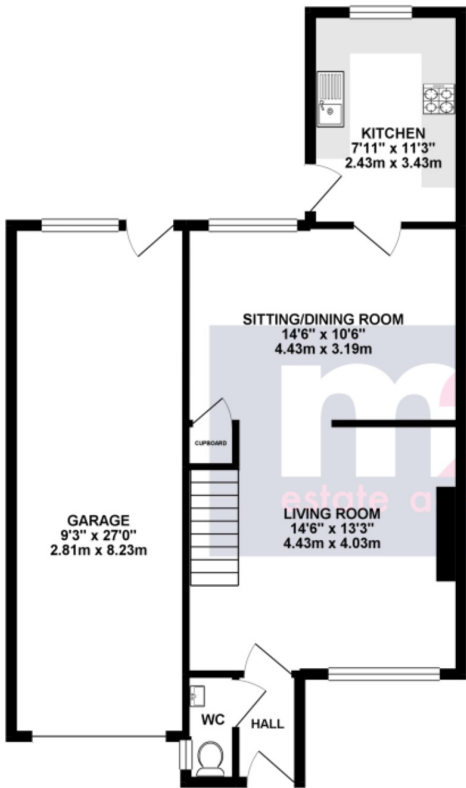
The property further benefits from having a gas combi boiler and viewing us highly advised by the agents.

Services:

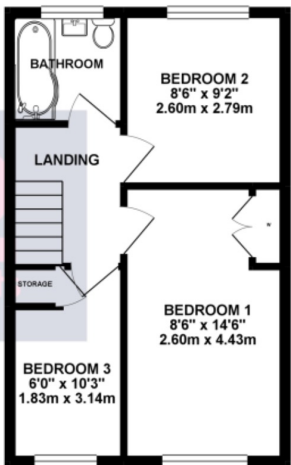
Council Tax Band:



GROUND FLOOR 716.91 sq. ft.
(66.60 sq. m.)

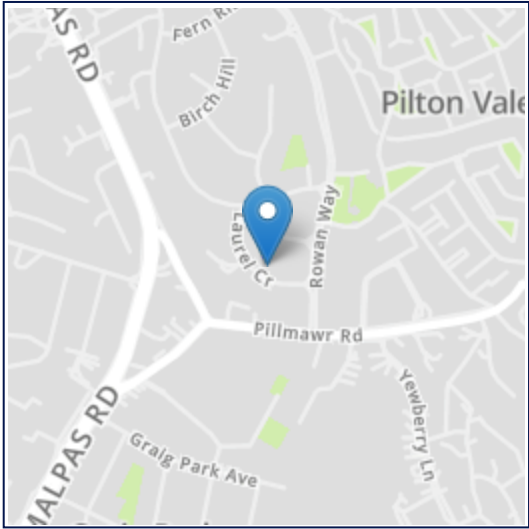


1ST FLOOR 344.39 sq. ft.
(32.00 sq. m.)



TOTAL FLOOR AREA : 1061.30 sq. ft. (98.60 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 misstatement. This plan is for illustrative purposes only and should be used as such for 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.
Made with floorplan 02/2023



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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