



Malpas Road

Offers in the region of £260,000

- No Onward Chain
- Extended Four-Bedroom Semi-Detached Family Home
- Driveway Providing Off-Road Parking for Two Vehicles
- Three Reception Rooms with Spacious, Flexible Accommodation
- High Ceilings Adding Character and a Sense of Space
- Downstairs W/C & Sought-After Malpas Location Close to Schools, Amenities & Excellent M4 Access
- EPC Rating: C



 4  1  2

Pinkmove

01633 746088
team@pinkmove.co.uk



About the property

Situated in the highly sought-after area of Malpas, this extended four-bedroom semi-detached family home offers spacious and versatile accommodation throughout, making it an ideal purchase for growing families. Offered to the market with no onward chain, the property combines character features, generous living space, and a convenient location close to a wide range of local amenities.

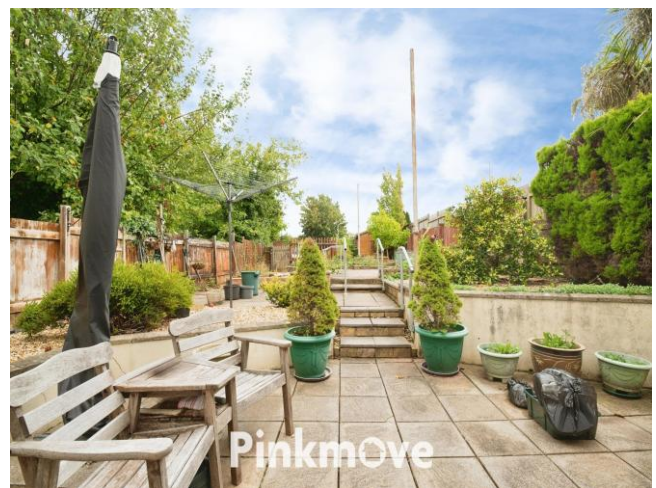
The accommodation briefly comprises an inviting entrance hall, three well-proportioned reception rooms providing flexible living and entertaining space, and a fitted kitchen. The property's attractive high ceilings create a wonderful sense of space and character throughout. Completing the ground floor is a convenient downstairs W/C.

To the first floor are four bedrooms and a modern family shower room, providing comfortable accommodation for family life.

Externally, the property benefits from a driveway providing off-road parking for two vehicles, while rear access adds further practicality. The low-maintenance rear garden offers an ideal space for relaxing, outdoor dining, and entertaining with minimal upkeep required.

Conveniently positioned close to local shops, amenities, and well-regarded schools, the property also enjoys excellent transport connections with easy access to the M4 motorway, making it perfect for commuters travelling to Cardiff, Bristol, and beyond.

This is an excellent opportunity to acquire a spacious family home in one of Newport's most desirable residential areas.





Accommodation

Lounge

14' 4" x 13' 9" (4.37m x 4.19m)

Reception Room

12' x 10' 10" (3.66m x 3.30m)

Dining Room

10' x 9' 9" (3.05m x 2.97m)

Kitchen

13' x 10' 6" (3.96m x 3.20m)

Wc

Bedroom 1

13' 4" x 12' (4.06m x 3.66m)

Bedroom 2

11' 7" x 10' 11" (3.53m x 3.33m)

Bedroom 3

8' 10" x 6' 4" (2.69m x 1.93m)

Bedroom 4

10' 10" x 10' 1" (3.30m x 3.07m)

Shower Room

7' 10" x 4' 8" (2.39m x 1.42m)

Agents Note:

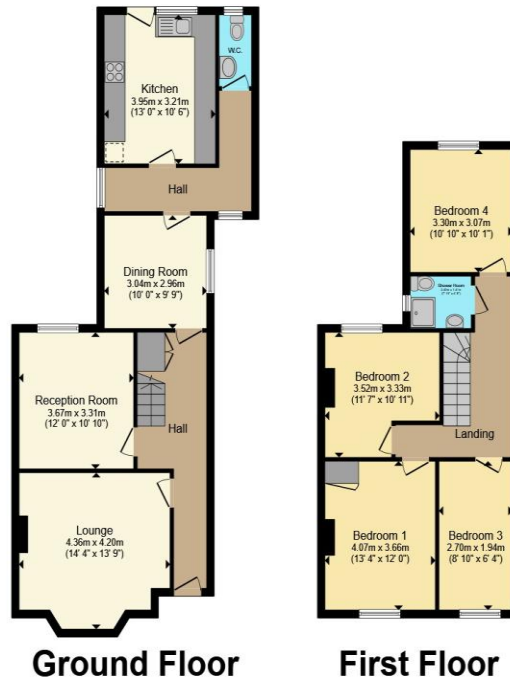
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

01633 746088

team@pinkmove.co.uk

Pinkmove

Floorplan



Total floor area 127.4 sq.m. (1,371 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.localagent.com

Pinkmove

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Pinkmove is a trading name of Peter Alan Limited which is registered in England and Wales under company number 2073153, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let mortgages are not regulated.

naea | **propertymark**
PROTECTED

The Property Ombudsman