

## 3 Hollybush Close Newport



### SPACIOUS SEMI DETACHED DORMER-BUNGALOW IN SOUGHT AFTER LOCATION

- NO ONWARD CHAIN
- TWO/THREE BEDROOM DORMER BUNGALOW
- EXTENDED TO THE GROUND FLOOR
- FIRST FLOOR BATHROOM AND SHOWER ROOM PLUS GROUND FLOOR SHOWER ROOM
- GENEROUS SIZED LOUNGE
- DRIVEWAY
- ENCLOSED REAR GARDEN
- CELLAR ROOM AND SHED WITH POWER AND LIGHTING
- WALKING DISTANCE TO EXCELLENT AMENITIES
- M4 MOTORWAY CLOSE BY

**Offers Over £200,000**



#### CARDIFF

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02920 456 444



#### NEWPORT

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#### PONTYPRIDD

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01443 485000

## **Hollybush Close, Malpas, NP20 6EU**

### **Introduction**

A fantastic opportunity to purchase this extended semi-detached dormer-bungalow occupying this end of cul-de-sac position in Malpas, a short walk from excellent amenities and drive to major road connections. Local shops, reputable schools and bus stops are all within walking distance as well as the Monmouthshire to Brecon canal network being a few minutes away by foot. The M4 (J26) is easily accessible providing an easy commute to neighbouring cities.

The property has been lovingly owned since it was built in the 1960's and has been well maintained, although would benefit from some modernisation and perhaps reconfiguration to bring the property up to a good, modern standard.

Upon entering the property we are welcomed into the hallway which leads off to a good sized lounge, sitting/dining room, kitchen, shower room and bedroom 3/study. Upstairs, we have two double bedrooms, a bathroom plus additional shower room.

Outside, the frontage offers a driveway providing off road parking, a side garden and an enclosed rear garden which has access to a cellar room providing additional storage and a shed.

For further information or to secure your viewing please contact our office on 01633 212666.

### **Tenure**

We are advised the property is leasehold (999 years from c.1965). We are also advised the property is unregistered but will be registered upon completion of the sale.

### **Council tax**

Band D


### **Viewing**

By prior appointment with vendors agents James Douglas. Tel: 01633 212666.

These particulars do not constitute an offer or contract of sale. Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and prospective purchasers should satisfy by inspection or otherwise as to the correctness of any statements or information contained therein.



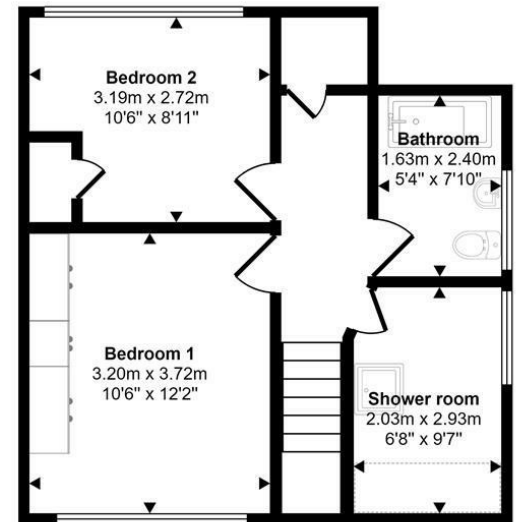
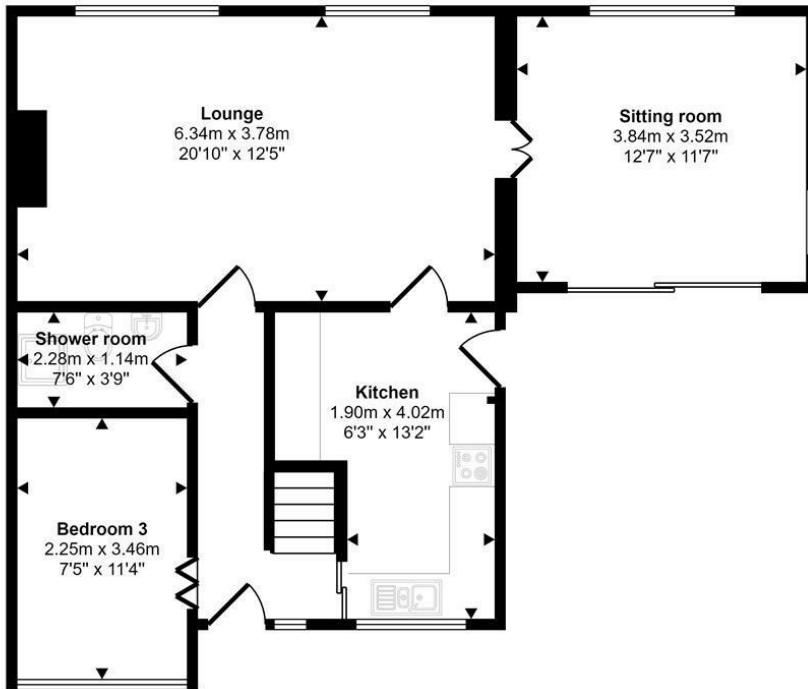
## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating


	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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Approx Gross Internal Area  
106 sq m / 1138 sq ft



First Floor  
Approx 39 sq m / 424 sq ft

Ground Floor  
Approx 66 sq m / 714 sq ft

 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.