

**318 Pilton Vale
Newport**



BEAUTIFULLY PRESENTED THREE BEDROOM SEMI DETACHED HOME

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- THREE BEDROOMS
- LOUNGE EXTENDING TO DINING ROOM
- GALLEY KITCHEN
- MODERN SHOWER ROOM
- LOVELY REAR GARDEN
- DOUBLE-WIDTH DRIVEWAY
- SOUGHT AFTER LOCATION
- NEAR TO LOCAL AMENITIES AND ROAD LINKS
- IDEAL FOR FAMILIES

£235,000



CARDIFF

1, St. Martin's Row,
Albany Road, Cardiff
CF24 3RP

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02920 456 444



NEWPORT

7 Baneswell Road
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01633 212 666



PONTYPRIDD

1 Church Street,
Pontypridd, CF37 2TH
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01443 485000

Pilton Vale, Malpas, NP20 6LT

Introduction

Offered for sale is this beautifully presented and much improved semi detached family home situated in the popular Malpas Park area, offering easy access to local amenities and main road connections. Within walking distance there are local shops, bus stops, well regarded schools and pleasant walks as well as the M4 motorway being easily accessible at J26.

The property has been owned by the same family for over four decades and, during that time, has been improved inside and out.

On entering the property from the rear, we are welcomed into the kitchen which leads on to a dining room and reconfigured lounge then, upstairs, three bedrooms and shower room. Outside, there is a double-width driveway which has steps down to the lovely rear garden which has various seating areas and a side path leading to the front.

Further benefits include a newly fitted gas boiler and modern uPVC double glazing.

Tenure

Freehold

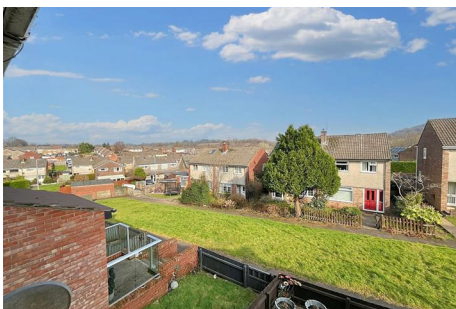
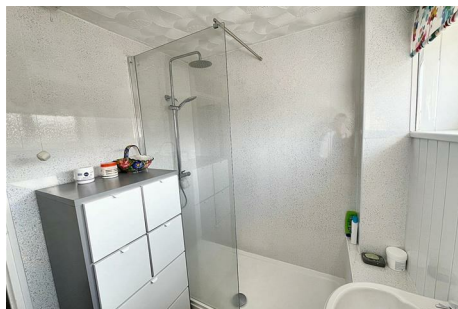
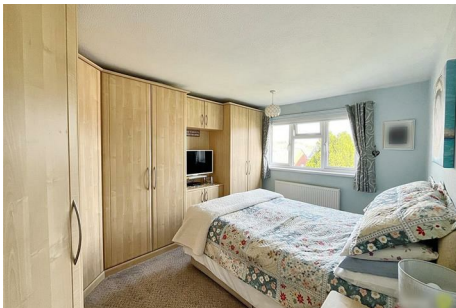
Council tax

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.



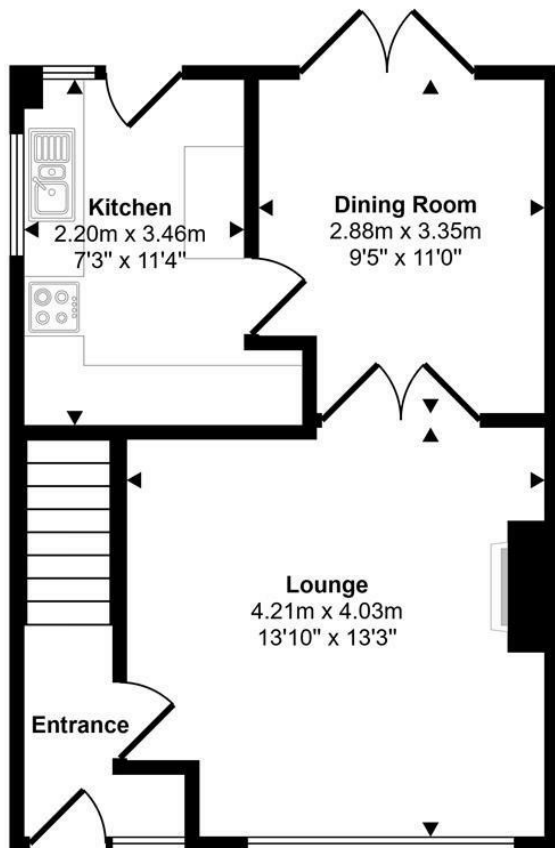
Energy Efficiency Rating

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

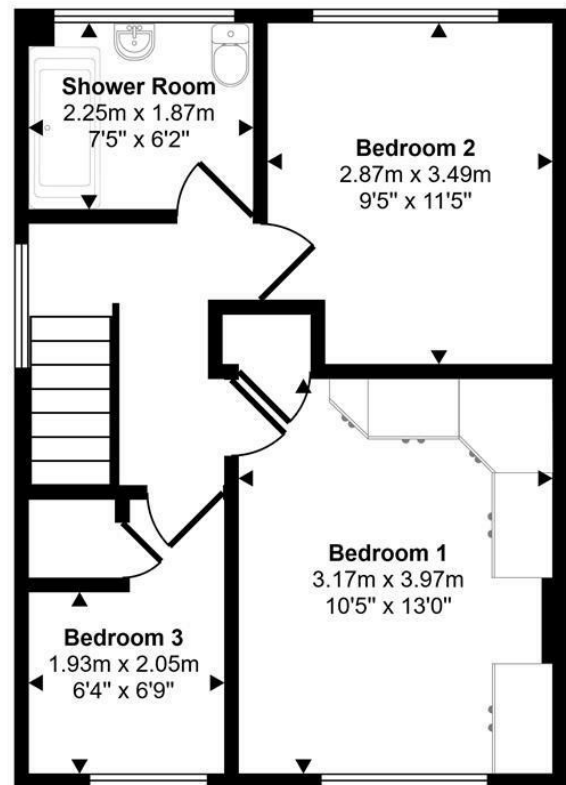
Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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<i>Not environmentally friendly - higher CO₂ emissions</i>		
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Approx Gross Internal Area
80 sq m / 858 sq ft



Ground Floor
Approx 39 sq m / 422 sq ft



First Floor
Approx 41 sq m / 436 sq ft

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.