



6 Picton Walk Newport



SPACIOUS DETACHED FAMILY HOME WITH DOUBLE GARAGE

- SPACIOUS DETACHED FAMILY HOME
- FIVE BEDROOMS
- FAMILY BATHROOM PLUS TWO EN-SUITES
- RECENTLY REFITTED HIGH QUALITY KITCHEN
- SPACIOUS LOUNGE
- STUDY/SITTING ROOM
- GROUND FLOOR WC
- DOUBLE DRIVEWAY LEADING TO DOUBLE GARAGE
- ENCLOSED REAR GARDEN
- NEAR TO AMENITIES AND ROAD LINKS

£485,000



CARDIFF

1, St. Martin's Row,
Albany Road, Cardiff
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NEWPORT

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01633 212 666



PONTYPRIDD

1 Church Street,
Pontypridd, CF37 2TH
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01443 485000

Picton Walk, Newport, NP10 8GR

Introduction

Offered for sale and situated at the end of this small cul-de-sac is this spacious and well presented detached family home, offering three floors of generous living accommodation, just minutes from excellent amenities and main road connections. Within walking distance there are local shops, bus stops and well regarded schools as well as the beautiful Tredegar Park estate.

The property was built by Bovis Homes c.2001 and offers three floors of versatile and spacious living accommodation.

On entering, we are welcomed into the hallway which leads off to a spacious lounge, sitting room/study, WC and an impressive and newly updated kitchen/dining area. Stairs lead up to the first floor where there are three out of the five bedrooms, two en-suites and family bathroom then, upstairs again, two large dormer bedrooms.

Outside, there is a double-width driveway leading to a detached double garage with twin up and over doors and side access to the enclosed rear garden

Tenure

Freehold

Boundaries

All boundaries should be confirmed by your solicitor

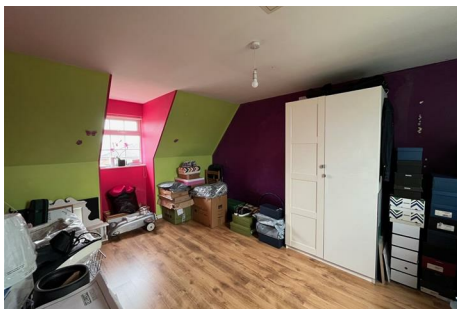
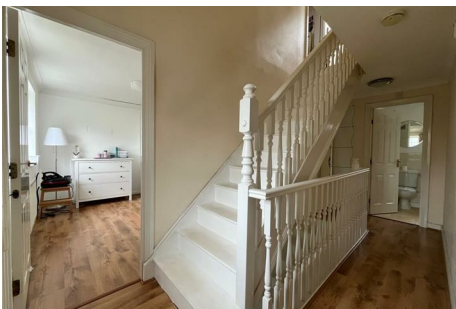
Council tax

Band F


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.



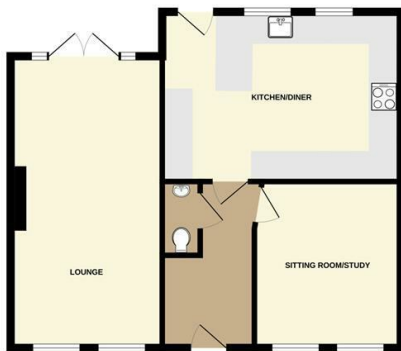
Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>	<p>77</p>	<p>86</p>
<p>England & Wales</p>	<p>EU Directive 2002/91/EC</p>	

Environmental Impact (CO₂) Rating

	Current	Potential
<p><i>Very environmentally friendly - lower CO2 emissions</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not environmentally friendly - higher CO2 emissions</i></p>		
<p>England & Wales</p>	<p>EU Directive 2002/91/EC</p>	

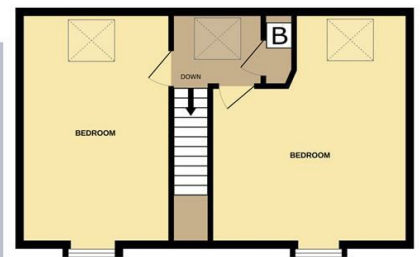
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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 mis-statement. This plan is for illustrative purposes only and should be used as such by 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.

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