



## DIRECTIONS

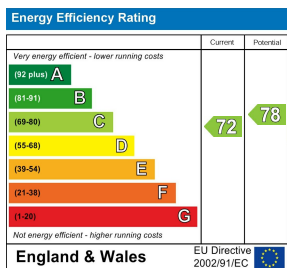
What 3 Words - texts.dice.interval

## SERVICES

All mains services are connected to include mains gas central heating.  
Council Tax Band C

## TENURE - FREEHOLD

You are recommended to have this verified by your legal advisors at your earliest convenience.



TOTAL FLOOR AREA: 1070 sq.ft. (99.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 condition or efficiency can be given.  
Made with Floorplan Studio

**DISCLAIMER**  
These particulars are intended to give a fair description of the property but accuracy cannot be guaranteed and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. Room sizes should not be relied upon for carpets and furnishing and none of the above appliances/services have been tested by ourselves, we therefore recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

**OFFERS**  
As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the Vendor.

Moon & Co, their clients and any joint agents give notice that:  
1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of facts.

2. Any areas are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or consent.



**34 WALTWOOD ROAD, LLANMARTIN, NEWPORT,  
MONMOUTHSHIRE, NP18 2HP**



**£225,000**

**Sales: 01291 629292  
E: sales@thinkmoon.co.uk**

Situated in this popular and quiet residential location within walking distance to primary school and local amenities, this immaculately presented end of terrace property offers well planned and versatile living accommodation which would suit a variety of markets. The well-planned layout briefly comprises to the ground floor; undercover porch leading into entrance hall, fantastic open plan kitchen/dining room with door to garden, lounge with feature fireplace as well as a second flexible reception room. To the first floor there are three double bedrooms, a family bathroom with a separate WC. The property further benefits a modern gas boiler, uPVC double glazing throughout, contemporary fixtures and fittings and low maintenance gardens to both the front and rear. We strongly recommend arranging an internal viewing to appreciate what this property has to offer.

**GROUND FLOOR**

To the front the property is approached via steps which lead down to a pedestrian pathway and the front open porch area with quarry tiled floor. uPVC door to:-

**ENTRANCE HALL**

A welcoming reception hall with tiled floor. Full height frosted window to the front elevation. Stairs to first floor.

**DINING ROOM**

**2.99m x 2.83m (9'9" x 9'3")**

A well-proportioned versatile reception room currently utilised as a library and home office but could easily be used as either a ground floor bedroom or indeed a formal dining room. Large picture window to the front elevation.

**KITCHEN/DINER**

**6.04m x 3.02m (19'9" x 9'10")**

A sizeable and fantastic open plan living space benefitting a large built-in storage cupboard housing the Worcester Bosch

gas boiler. Fitted with a range of contemporary wall and base storage units with ample wood effect laminate work tops over and feature timber panelling splashback. Integrated four ring gas hob with extractor hood over and electric oven/grill below. Inset stainless steel sink with drainer and mixer tap. Space for full height fridge/freezer and washing machine. Plenty of space for dining table and chairs. Built-in pantry with fitted shelving. Window and door to the rear elevation.

**LOUNGE**

**3.87m x 3.21m (12'8" x 10'6")**

A really great size comfortable reception room with wood effect laminate flooring. Feature exposed brick fireplace with inset fire and slate hearth. Large window to the rear elevation.

**FIRST FLOOR STAIRS AND LANDING**

Loft access point. Airing cupboard with inset shelving. Access to all first-floor rooms.

**BEDROOM 1**

**4.18m x 3.10m (13'8" x 10'2")**

A very well-proportioned double bedroom with a built-in wardrobe. Window to the front elevation enjoying open views.

**BEDROOM 2**

**3.53m x 2.44m (11'6" x 8'0")**

A double bedroom with a window to the front elevation.

**BEDROOM 3**

**4.10m x 2.22m (13'5" x 7'3")**

A double bedroom with a window to the rear elevation.

**FAMILY BATHROOM**

Comprising a modern suite to include panelled bath with handheld shower attachment, wall mounted wash hand basin. Heated towel rail. Frosted window to side elevation.

**WC**

With low level WC. Part tiled walls. Frosted window to the rear elevation.

**OUTSIDE**

The front garden comprises a low maintenance garden area mainly laid to lawn bordered by a range of attractive plants, shrubs and hedgerow. The property also benefits gated pedestrian access to the side leading to the rear garden. To the rear there is a raised decking area which runs the full

width of the property providing a sizeable space perfect for dining and entertaining and offering low maintenance. Steps from the decking area lead down to a level area laid to lawn, bordered by an attractive range of mature plants and shrubs. At the rear there is a feature undercover decking area providing a further fantastic dining and socialising space, also perfect for barbeques. Adjacent to this there is a lockable shed providing ideal storage facility.

**SERVICES**

All mains services are connected to include mains gas central heating.

