



Pinkmove

**Arrow Close,
guide price £400,000-£410,000**

- Guide Price £400,000 to £410,000
- Immaculately Presented Detached Family Home
- Quiet Cul-de-Sac Location on a Sought-After Development
- Stunning Open-Plan Kitchen/Diner with High-Gloss Units & Breakfast Bar
- Double Doors Opening onto a Beautifully Landscaped Rear Garden
- Enclosed Rear Garden with Generous Decking Area & Manicured Lawn – Perfect for Entertaining
- Within Walking Distance of Schools, Shops, Local Amenities and excellent transport links
- Utility Room, Downstairs WC, Garage & Driveway Parking for Two Vehicles
- EPC Rating: B



4 2 1

Pinkmove

01633 746088
team@pinkmove.co.uk



About the property

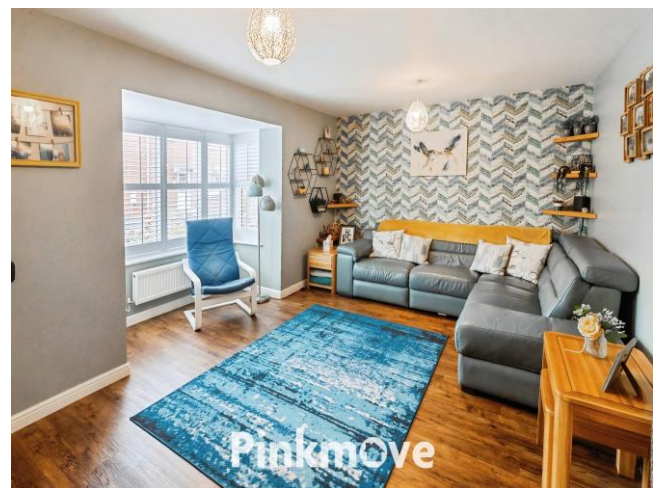
Situated in a quiet cul-de-sac on Arrow Close, Newport, this immaculate detached family home offers spacious and modern living throughout.

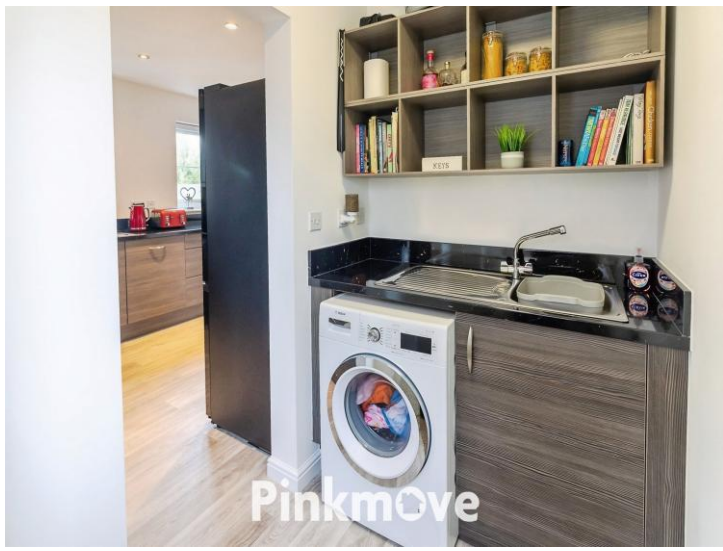
Upon entering, a stylish living room with a feature square bay window and contemporary glass partition creates an inviting first impression. To the rear, the heart of the home is a stunning open-plan kitchen/diner, fitted with a modern high-gloss kitchen, breakfast bar, and double doors opening onto a perfectly manicured rear garden. The garden features a generous decking area and lawn, ideal for entertaining and family enjoyment. A separate utility room and downstairs WC complete the ground floor.

Upstairs, there are four well-proportioned bedrooms, including a principal bedroom with fitted wardrobes and en suite shower room, alongside a modern family bathroom.

Externally, the property benefits from an enclosed rear garden, single garage, and driveway parking for two vehicles.

Conveniently located close to local amenities, the property is within walking distance of St Michael's RC Primary School, with Ysgol Gyfun Gwent Is Coed nearby. Newport city centre, Friars Walk, Newport Market, Belle Vue Park, the Royal Gwent Hospital, Newport Train Station, and the M4 motorway are all easily accessible, making this an excellent choice for families and commuters alike.





Pinkmove



Pinkmove



Pinkmove



Pinkmove

Accommodation

Living Room

13' x 16' (3.96m x 4.88m)
Max Measurements

Downstairs Wc

4' 8" x 3' 9" (1.42m x 1.14m)

Kitchen/Diner

9' 9" x 25' 4" (2.97m x 7.72m)

Utility Room

4' 8" x 7' 8" (1.42m x 2.34m)

Bedroom 1

9' 10" x 16' (3.00m x 4.88m)

En-Suite

5' 2" x 7' 5" (1.57m x 2.26m)

Bedroom 2

11' x 12' 1" (3.35m x 3.68m)
Max Measurements

Bedroom 3

10' x 9' 8" (3.05m x 2.95m)

Bedroom 4

10' x 9' (3.05m x 2.74m)
Max Measurements

Bathroom

6' 3" x 7' (1.91m x 2.13m)

Garage

20' x 10' (6.10m x 3.05m)

Floorplan



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.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. 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