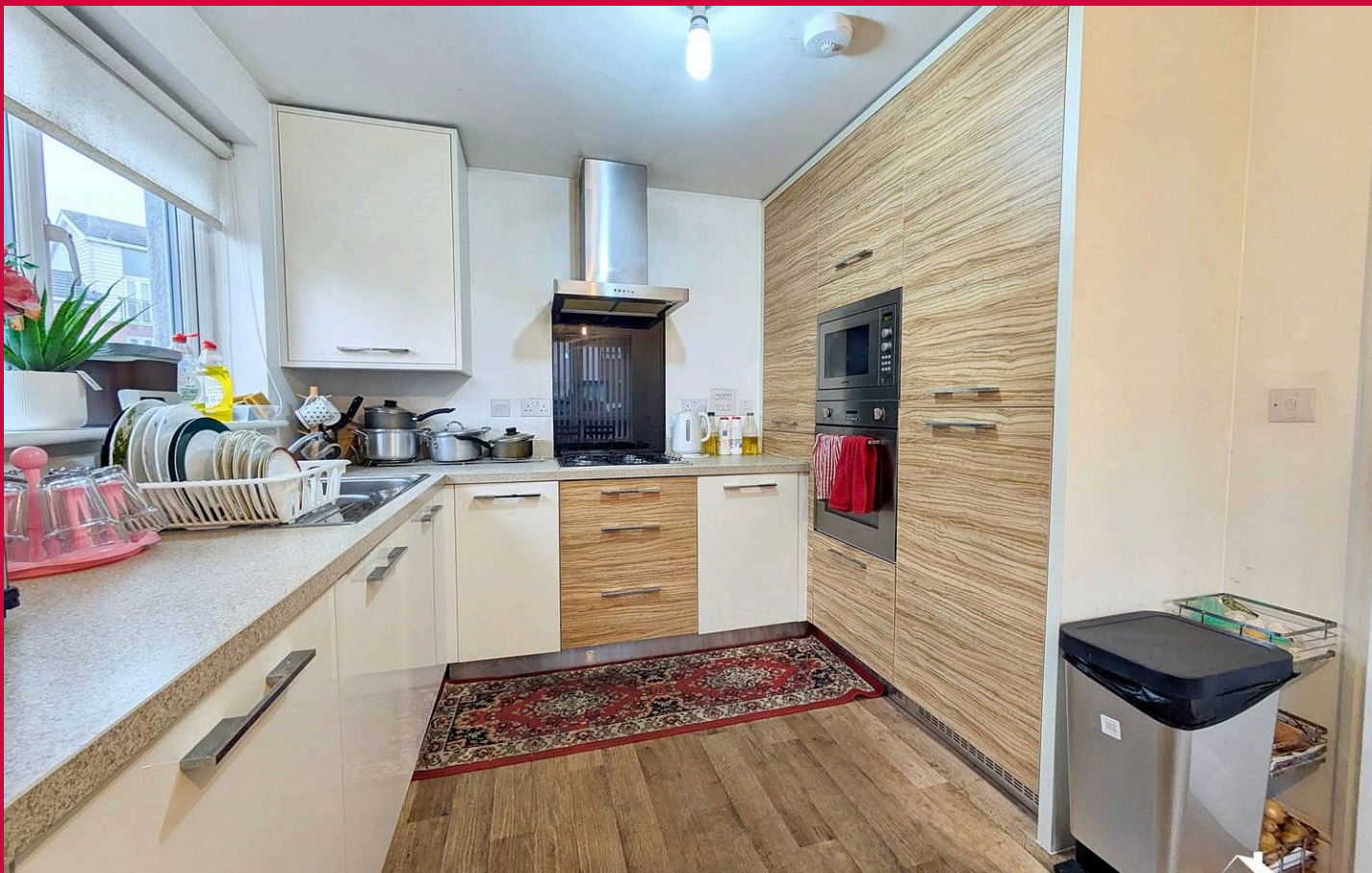




9 Ariel Reach, Newport
Newport

Offers in Region of **£240,000**





9 Ariel Reach

Newport, Newport

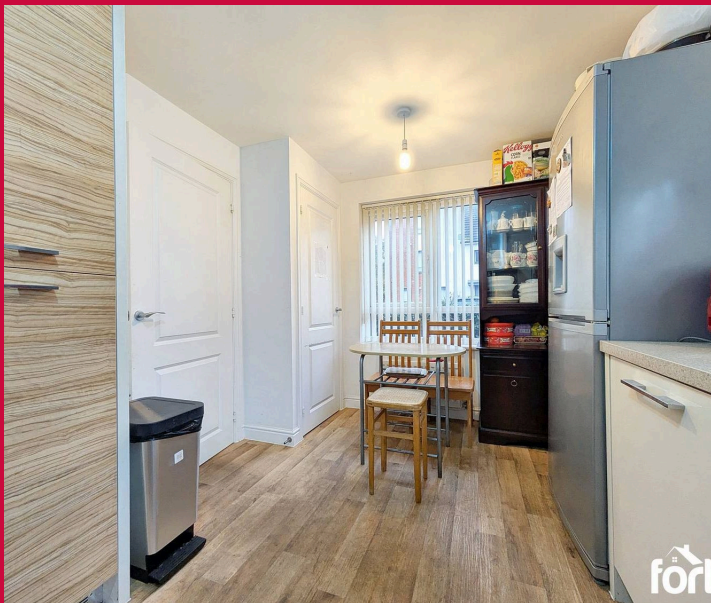
Charming 3-bed semi-detached with modern kitchen, 2 baths, and no chain. Low-maintenance garden with patio area. Allocated parking. Ideal for families or entertainers. Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- No Chain
- Three Double Bedrooms
- Two Bathrooms
- Modern Interior
- Low Maintenance Garden
- Integrated Appliances



Hallway

Enter this home through a secure composite front door, featuring an obscured glass panel, door chain, and spyhole for added safety. The entrance opens into a spacious, carpeted hallway that serves as a central hub, providing access to the kitchen, dining room, and a convenient storage cupboard. A staircase leads to the first floor, and complete with thermostat, ceiling pendant light, and fire alarm.

Kitchen

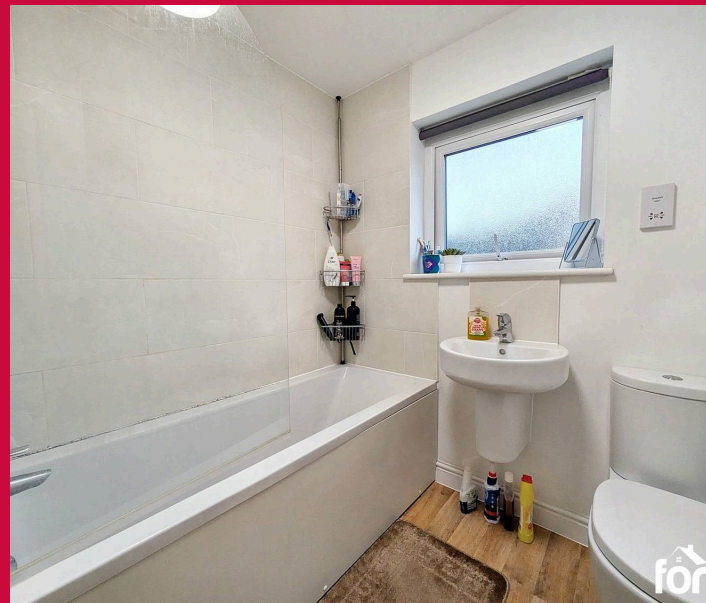
The kitchen boasts a stylish and functional design, featuring a range of white base units paired with laminate worktops and tall, floor-to-ceiling cabinets in a neutral light wood finish. Integrated appliances include a high-level electric oven, microwave, fridge freezer, and washing machine, complemented by a gas hob with an extractor fan overhead. A stainless steel sink with a half bowl, drainer, and mixer tap completes the setup. The space is finished with wood-effect laminate flooring, ceiling pendant lighting, a fire alarm, radiator and multiple power sockets. Natural light pours in through two double-glazed windows, and a handy storage cupboard offers additional practicality.

Dining Room

Currently utilized as a lounge diner, the dining room offers a comfortable and versatile space with a carpeted floor and large double-glazed sliding doors that open onto the garden, creating a seamless indoor-outdoor connection. Additional features include a ceiling rose, radiator, multiple power sockets, and a double-glazed window, ensuring both practicality and charm.

First Floor Landing

The carpeted landing serves as a central space on the middle floor, providing access to the living room, bedroom, and bathroom. It features a ceiling pendant light, a double power socket, and a fire alarm for safety and convenience.





Living Room

Currently used as a fourth bedroom, this carpeted living room offers a bright and airy ambiance with large sliding patio doors that open onto a Juliet balcony, providing views of the garden. An additional double-glazed window enhances the natural light in the space. The room is complete with a ceiling pendant light, radiator, and multiple power sockets for added convenience.

Bedroom One

Bedroom One is a spacious double room, fully carpeted for comfort. It features a ceiling pendant light, a radiator, and multiple power sockets, along with two double-glazed windows that fill the space with natural light.

Bathroom

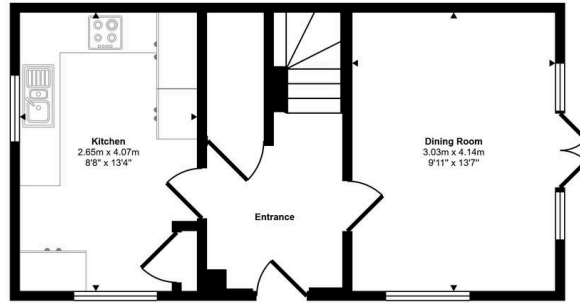
The first-floor bathroom is both practical and stylish, featuring a low-level WC and a pedestal hand wash basin with a sleek mixer tap. The bathtub is fitted with a thermostatic shower overhead and a glass shower screen for added convenience. Walls are tiled to full height around the bath, with a tiled splashback behind the sink for a clean finish. The space is complete with a light fitting, extractor fan, and a double-glazed window with obscured glass for privacy.



Second Floor Landing

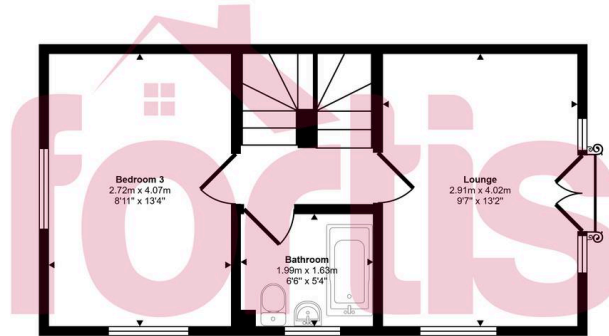
The carpeted landing serves as a central space on the top floor, providing access to the bedrooms and bathroom. It features a ceiling pendant light, a radiator, a double power socket, a loft hatch and a fire alarm for safety and convenience.

Approx Gross Internal Area
97 sq m / 1046 sq ft



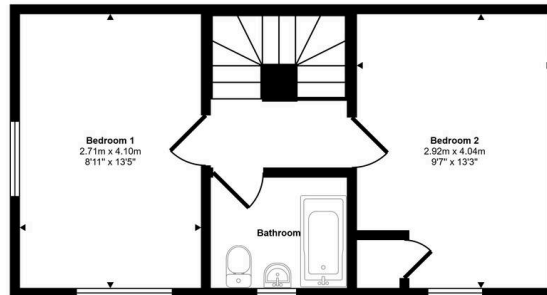
Ground Floor

Approx 33 sq m / 354 sq ft



First Floor

Approx 32 sq m / 345 sq ft



Second Floor

Approx 32 sq m / 347 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.

Bedroom Two

Bedroom Two is a spacious double room, fully carpeted for comfort. It features a ceiling pendant light, a radiator, and multiple power sockets, along with two double-glazed windows that fill the space with natural light.

Bedroom Three

Bedroom Three is a spacious double room, fully carpeted for comfort. It features a ceiling pendant light, a radiator, and multiple power sockets, along with two double-glazed windows that fill the space with natural light. There is a storage cupboard housing the ceiling heating water tank.

Garden

The garden is a petite, walled retreat designed for low maintenance. It features a patio area accessible from the sliding doors and is finished with a stone-topped surface. Additional highlights include a side access gate and outdoor lighting, creating a practical outdoor space.

OFF STREET

2 Parking Spaces

Allocated parking spaces are located at the side of the property.

