



Gaer Park Lane, £220,000

- NO CHAIN
- Sought after location
- Filled with Natural light
- Front and Rear Garden
- Immaculately presented
- Semi Detached
- EPC Rating: C



3 1 1



About the property

This well-presented three-bedroom semi-detached home offers comfortable and practical accommodation, making it an excellent choice for first-time buyers, growing families, or investors.

The ground floor features a spacious living/dining room, providing a versatile setting for both everyday living and entertaining guests. The adjoining kitchen offers ample storage and workspace, catering to all your culinary needs.

On the first floor, the property boasts two generously sized double bedrooms, a single bedroom that could also be used as a nursery, home office, or guest room, and a family bathroom serving the household.

Externally, the home benefits from both front and rear gardens, offering attractive outdoor spaces to relax, entertain, or enjoy family activities. On-street parking is available, adding further convenience for residents and visitors.

Ideally located close to local amenities, schools, and transport links, this property combines practicality with comfortable family living and presents a fantastic opportunity for a wide range of buyers.

Council Tax Band C

EPC Rating C



Accommodation

Entrance

Living / Dining Room

Kitchen

Landing

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

Garden

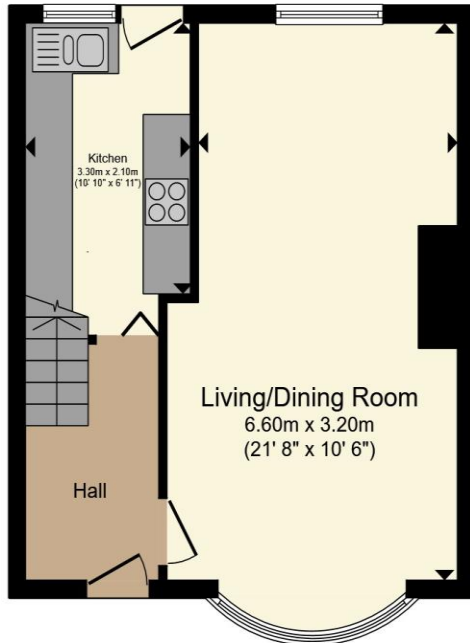
Agents Notes

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

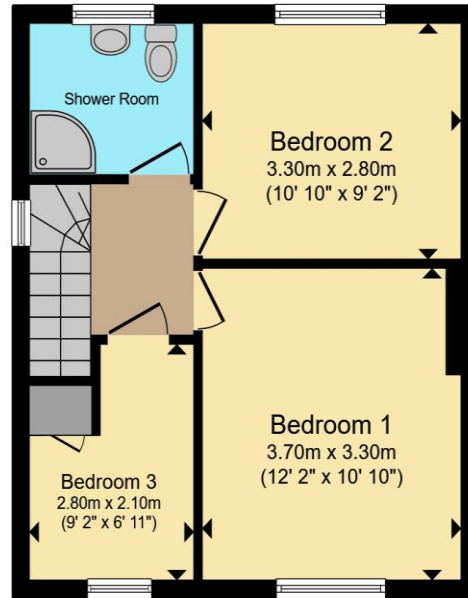
01633 221892

newport@peteralan.co.uk

Floorplan



Ground Floor



First Floor

Total floor area 89.7 m² (966 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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

