



NEWPORT

Offers over **£290,000**



10 MILLENNIUM WALK

Newport, NP19 0NU



Designated Parking for two vehicles
Close to a variety of shops and amenities
Located in the heart of Newport

Welcome to Millennium Walk, a cosy, modern Four-bedroom home nestled in an ideal location near Newport city centre. This charming property places you within easy reach of the city's best amenities, from coffee shops and restaurants to schools and shopping options, creating a lifestyle of convenience and comfort. With Rodney Parade as a close neighbour, sports enthusiasts can enjoy events just steps away, while the River Usk, located within walking distance, provides a perfect spot for riverside walks or peaceful relaxation.

Inside, the home is thoughtfully designed, with bright, spacious rooms that balance comfort and modern style, making it an inviting choice for families, professionals, or investors. Outside, a low-maintenance front garden, while the fully patioed rear garden offers an outdoor retreat without the hassle of upkeep. The property also features a side entrance leading to a public path that connects to the double off-road parking space, ensuring ease of access and security for two cars.

In this prime location, Millennium Walk is a wonderful home that's ready to offer both relaxation and entertainment right at your doorstep.



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KEY FEATURES

- Four bedrooms
- Principle ensuite & walk in wardrobe
- Open plan kitchen diner
- Utility room
- Beautifully decorated
- Low maintenance rear garden



STEP INSIDE



Step through the door of Millennium Walk, and you're greeted by a welcoming entrance hall that immediately sets the tone for this charming home.

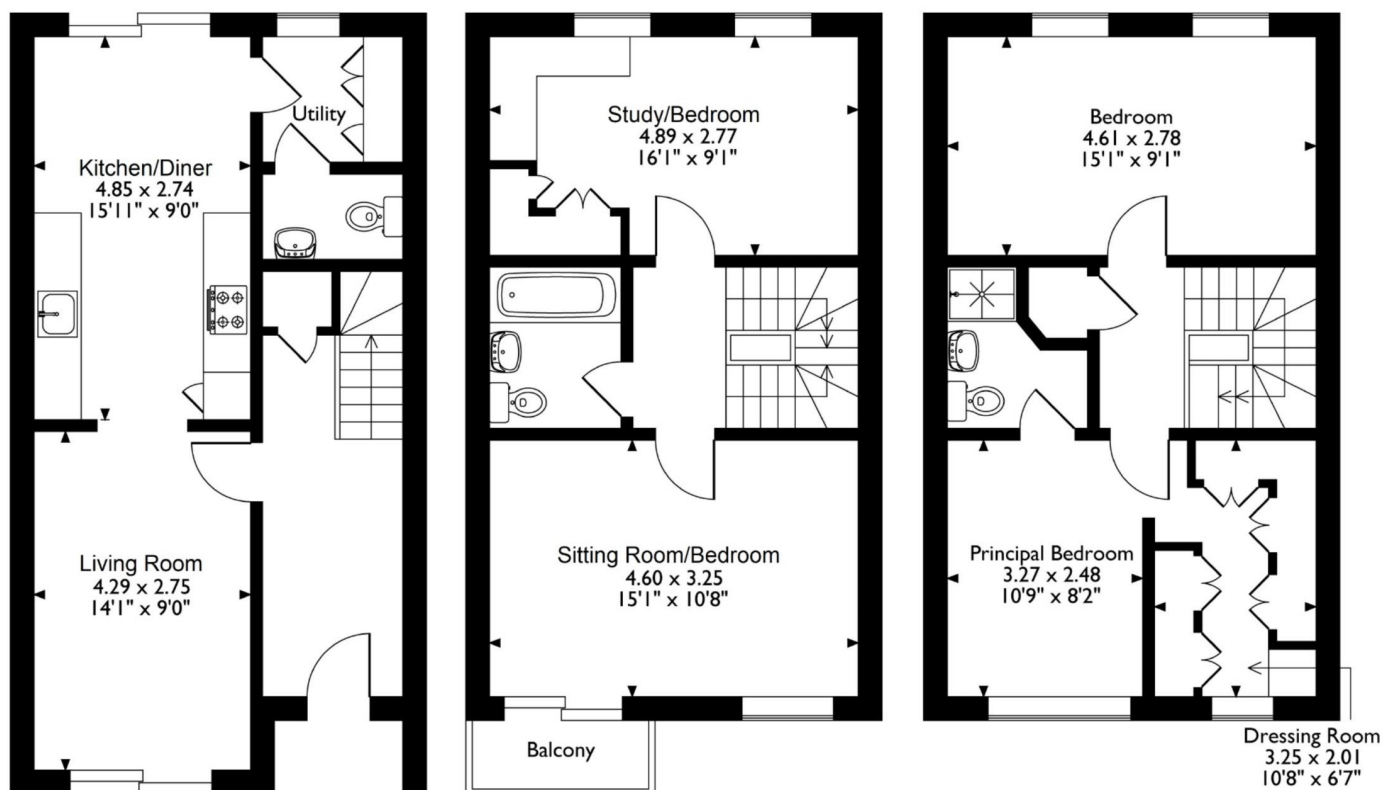
To your left, discover a spacious lounge filled with natural light, creating a warm, inviting atmosphere.

Leading off from the lounge, the heart of the home awaits a well-appointed, modern kitchen-diner. Thoughtfully designed, this space boasts sleek cabinetry and ample work surfaces, perfect for cooking and entertaining alike. French doors open onto the rear garden, seamlessly blending indoor and outdoor living for summer dining and gatherings.

Adjacent to the kitchen is a practical utility room, providing additional storage, and a convenient downstairs W/C.

Ascend to the first floor, where you'll find a second lounge with access to a private balcony, which could also be used as a bedroom, it's an ideal spot to unwind while enjoying fresh air and neighbourhood views.

Approximate Gross Internal Area 120 Sq M / 1292 Sq Ft



Ground Floor

First Floor

Second Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

This floor also includes the main bathroom and a versatile bedroom, currently used as a home office, offering a quiet workspace with ample room for productivity.

The second floor unveils two generous sized bedrooms.

The principal bedroom is a true retreat, complete with a spacious walk-in wardrobe and a private en-suite bathroom, offering a luxurious and convenient haven.

The second bedroom on this floor is equally inviting and can serve as a guest room or family space, completing the home's thoughtful layout.

Every detail in this residence is designed with comfort and style in mind, making Millennium Walk a perfect blend of practicality and elegance.

STEP OUTSIDE



Step outside to the front of Millennium Walk, where a charming, low-maintenance courtyard enhances the home's curb appeal. At the rear, you'll find a fully patioed, low-maintenance garden perfect for outdoor dining or relaxing in privacy. This space features a side entrance that conveniently leads to a nearby public path, providing easy access. Just beyond, a double off-road parking space offers room for vehicles, ensuring convenience and security. With both front and rear spaces thoughtfully designed for minimal upkeep, this property is ideal for those seeking a stylish outdoor area without the hassle of extensive maintenance.

INFORMATION

Postcode: NP19 0NU

Tenure: Freehold

Tax Band: D

Heating: Gas

Drainage: Mains

EPC: TBC





DIRECTIONS

Head west on Clarence Place/B4596 toward Rodney Road, then turn left onto Rodney Road. Continue for 0.4 miles, and turn right onto Rhosyn Close. When you enter Rhosyn Close, Millennium Walk's parking space is located in the far right hand corner.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		88
(81-91)	B		
(69-80)	C	78	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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