



**12 Ben Jones Avenue, Newport, TF10 7XY**  
**Offers In The Region Of £415,000**

Offered for sale with no upward chain this well maintained detached home offers excellent accommodation with all the features you would want in a modern home. Including three bathrooms, two reception rooms and a generous kitchen diner. There is also good off-road parking and the benefit of occupying an enviable location in this quiet cul-de-sac, next to open green space.

## Hall

Step through the part-glazed front door into a welcoming hallway, beautifully finished with warm wooden flooring, sleek flush ceiling spotlights, a radiator for added comfort, and a staircase leading gracefully to the first floor.

## Lounge



A spacious and light-filled living room featuring a large front-facing UPVC double-glazed bay window that floods the space with natural light. Elegant wooden French doors open into the adjoining dining room, creating a seamless flow for both everyday living and entertaining. A recently installed gas fireplace with a charming decorative mantle adds a cozy focal point, complemented by two ceiling light fittings and a radiator for year round comfort.

## Kitchen



To the rear of the property lies a bright and functional kitchen, fitted with classic white wooden units and integrated appliances including a dishwasher, fridge, and washing machine. A freestanding Parkinson Cowan gas cooker sits beneath an overhead extractor hood, ideal for everyday cooking. A UPVC double-glazed window offers a pleasant view over the rear garden, while a panel glazed door provides direct outdoor access. The space also benefits from a cozy breakfast area and convenient internal access to the garage.

## Dining Room



A generously sized room that flows seamlessly from the living area, perfect for dining or additional living space. Sliding glazed doors lead directly into the conservatory, allowing for plenty of natural light and an easy transition to indoor-outdoor living.

## Conservatory



A charming dwarf-wall conservatory featuring tiled flooring, a ceiling light fitting, and direct access to the garden, an ideal spot for relaxing, entertaining, or enjoying the outdoors all year round.

## WC

A well proportioned space fitted with a stylish sink vanity unit and tiled splashback, complemented by warm wooden flooring. Additional features include a WC, extractor fan, radiator, and ceiling light fitting combining practicality with comfort.

## Stairs and Landing

A straight staircase leads to a spacious landing area, offering access to all the first floor accommodation. The landing features a loft hatch for additional storage potential, an airing cupboard, and ample space to move comfortably throughout the upper floor.

## Master Bedroom



A generously sized double bedroom positioned at the front of the property, featuring two large windows that fill the room with natural light. The space benefits from two built-in wardrobes, a ceiling light fitting, and the added convenience of a private en-suite shower room.

## En-Suite

A well-appointed en-suite shower room featuring a fully tiled shower enclosure, pedestal basin, and a low-level flush WC. A frosted window provides natural light while maintaining privacy, complemented by a radiator, extractor fan, and a ceiling spotlight for a bright, comfortable finish.

## Bedroom Two



A spacious double bedroom at the front of the property, featuring two double-glazed UPVC windows that give an abundance of natural light. The room includes a radiator, ceiling light fitting, and convenient access to a Jack-and-Jill en-suite, perfect for shared living.

## Bedroom Three



A comfortable double bedroom at the rear of the property, featuring a double-glazed UPVC window that offers a peaceful view. The room is fitted with a radiator, ceiling light fitting, and direct access to the shared Jack-and-Jill en-suite.

## Jack-and-Jill



This well-appointed shared bathroom, conveniently located between bedrooms two and three, features a modern tiled shower unit, a low-level flush WC, and a pedestal basin. The frosted window ensures privacy while allowing natural light to fill the space, and the extractor fan provides effective ventilation. A ceiling light fitting completes the room, offering a bright and functional atmosphere.

## Bedroom Four

This rear elevation single bedroom offers a built-in storage cupboard, perfect for keeping the room organised. It features a UPVC double-glazed window, ensuring excellent insulation and natural light, a radiator for warmth, and a light fitting to brighten the space.

## Bathroom



This spacious family bathroom is equipped with a fitted panel bathtub, a pedestal basin, and a low-level flush WC. The frosted window provides both privacy and natural light, while the radiator ensures warmth throughout. Ceiling spotlights add a touch of modern elegance, completing the room's functional and stylish design.

## Garage

The integrated single garage is equipped with a sink and plumbing for appliances, making it a versatile space for additional functionality. It also houses the boiler for the property. Accessed internally through the kitchen, the garage features a manual up-and-over external door, offering convenient entry and storage options.

## Garden



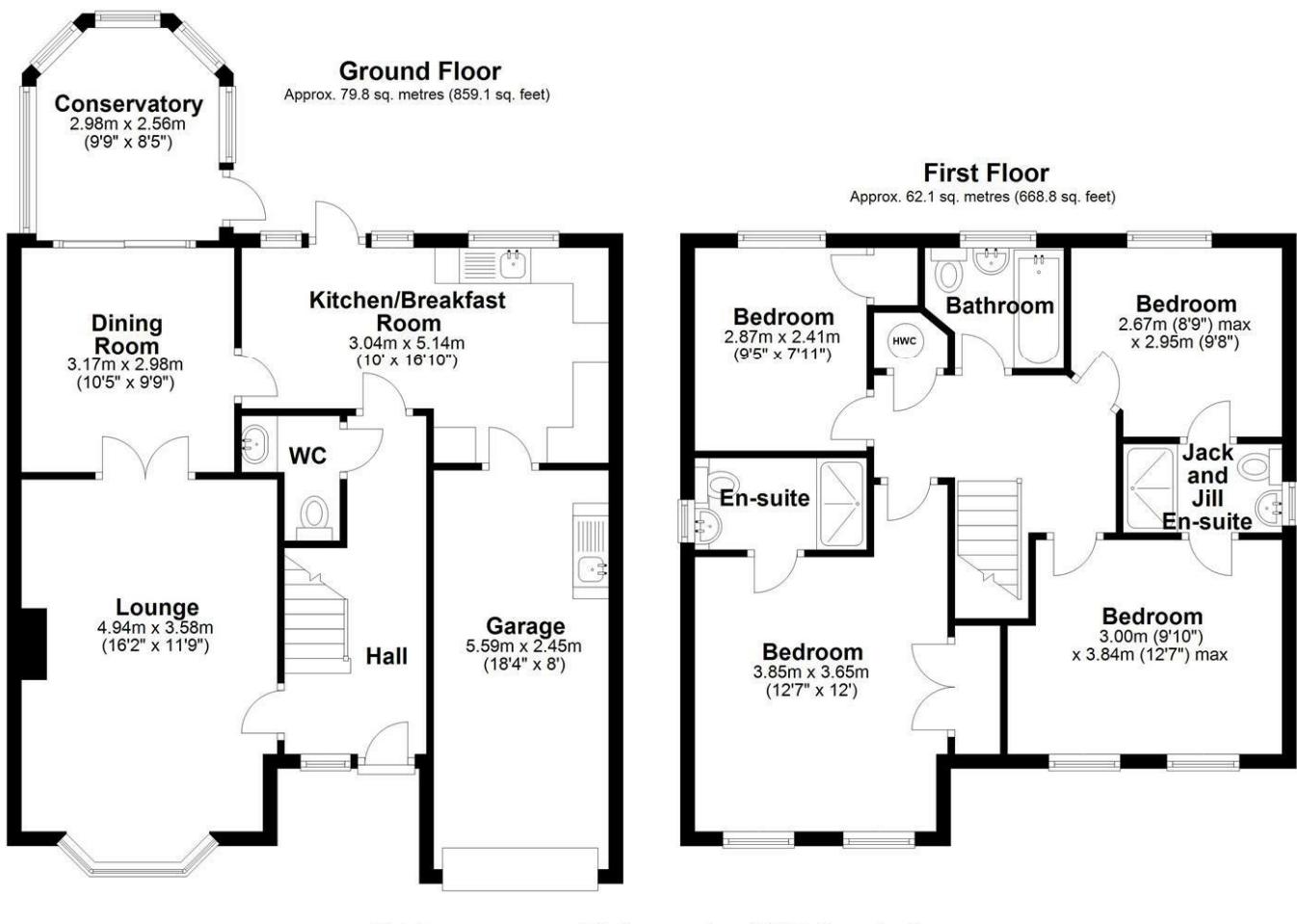
At the rear, you'll find a charming garden featuring a well-maintained lawn and a patio area, ideal for outdoor dining or relaxation. Planted borders add a touch of greenery and colour to the space. With side access and no overlooking, the garden offers a private and peaceful retreat.

## Driveway

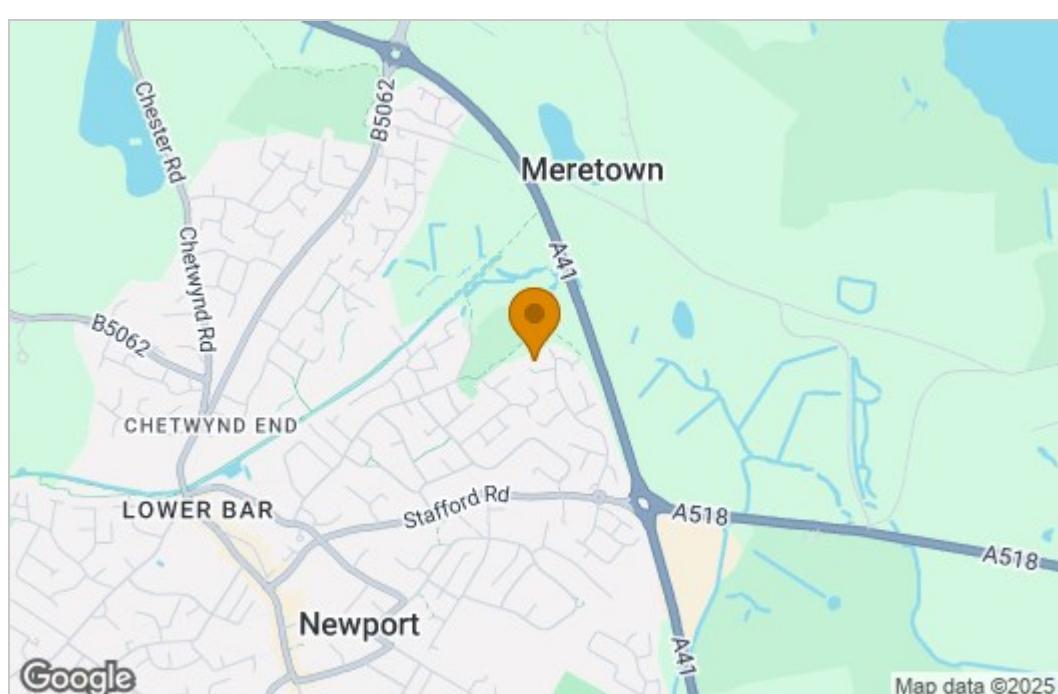


To the front, the property boasts a tarmac driveway with space for two cars, providing off-road parking. A neatly maintained lawn area adds to the kerb appeal, creating a welcoming first impression.

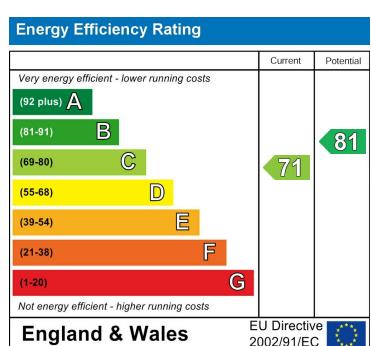
## Floor Plan



## Area Map



## Energy Efficiency Graph



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