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**MR HOMES**  
SALES & LETTINGS



Rutherford Hill  
Malpas Newport  
NP20 6FH

Guide Price £149,950 to £159,950  
Freehold



# Rutherford Hill

## Malpas, Newport, NP20 6FH

### Overview

- 3 DOUBLE BEDROOMS
- LARGE FULLY DECKED GARDEN
- UTILITY ROOM & WC
- OPEN PLAN KITCHEN/DINER
- SPACIOUS LIVING ROOM
- MODERN BATHROOM
- COMBI-BOILER
- FREEHOLD
- WALKING DISTANCE TO SHOPS & LOCAL AMENITIES



CORNER PLOT - SEMI-DETACHED FREEHOLD HOUSE - PLEASE NOTE THIS IS A PRE-FAB PROPERTY (ROOF AND OUTSIDE RENDERED WITH RELEVANT PAPERWORK AVAILABLE); 3 BED SEMI-DETACHED FAMILY HOME - OPEN PLAN KITCHEN/DINER - SPACIOUS LIVING ROOM - UTILITY ROOM & WC - LARGE ENCLOSED FULLY DECKED 2-TIER REAR GARDEN - FREEHOLD - VIRTUAL TOUR AVAILABLE TO VIEW ONLINE!

**MR Homes** are pleased to offer **FOR SALE** this 3-bed semi-detached family home comprising in brief:- Entrance Hallway, spacious living room, kitchen/diner with patio doors to large enclosed rear garden (fully decked with shed/summer bar area included); utility room and downstairs WC with rear access to side of property used for storage; staircase to first floor landing, bedrooms 1,2,3 & modern family bathroom. The property is well-decorated throughout making it the perfect first time buyer/family home. Double glazed windows throughout, Gas Central Heating and street parking available.

EPC - Awaiting Assessment; Council Tax C  
VERY EARLY VIEWINGS HIGHLY RECOMMENDED - PLEASE CALL:-  
**02920 204 555** OR BOOK ONLINE [WWW.MR-HOMES.CO.UK](http://WWW.MR-HOMES.CO.UK) - FREE MORTGAGE ADVICE AVAILABLE ON REQUEST ... PLEASE NOTE VIEWINGS STRICTLY BY APPOINTMENT ONLY ... APPROACHING THE VENDOR/S DIRECT IS PROHIBITED.



### Entrance

Enter via uPVC Front door; Laminate flooring through to living room;  
Stairs to first floor landing

### Living Room

17' 9" x 12' 2" (5.40m x 3.7m)

Laminate flooring; Double glazed window to front; Wall mounted Electric fire Gas C/H radiator; Large storage cupboard under stairs; Wall mounted thermostat for central heating.

### Kitchen/Diner

Open plan kitchen/ diner; Dining room = 3.14m by 2.6m

Gas C/H radiator; uPVC D/G patio doors leading to garden; Door to downstairs WC and utility room;

Kitchen = 3.11m by 2.58m

Neutral matching wall and base units Room for under counter fridge, space for dish washer integrated oven with gas hob. Tiled flooring throughout

### Utility room

Ample Storage; Room for washing machine/ tumble dryer/ fridge freezer subject to plumbing

### WC

Toilet and Sink; D/G window to rear

### Landing

Carpeted; D/G window to side; Hatch to insulated loft with pull down ladder; Doors to bedroom 1,2,3 and family bathroom.

### Main bedroom

12' 1" max 12' 1" max (3.68m x 3.69m)

Carpeted up to fitted wardrobe with mirrored sliding doors; Gas C/H radiator uPVC D/G window to front ; Door to fitted cupboard suitable for storage; Houses Worcester combi-boiler.

### Bedroom 2

10' 4" x 8' 7" plus alcove for storage (3.16m x 2.61m)

Laminated and newly painted; D/G window over-looking rear; Gas C/H radiator

### Bedroom 3

9' 1" x 10' 4" (2.78m x 3.16m)

Laminate flooring; Single bed designed over head of stairs (room also suitable to fit double bed if desired); Gas C/H radiator; uPVC DG window to front.

### Bathroom

10' 1" x 5' 7" (3.08m x 1.7m)

Laminate flooring; Silver chrome towel heater; Sink with vanity unit and matching wall storage units; Silver chrome Towel holder; Obscured D/G window to rear; Spotlights; Push button toilet flush; Full width Walk-in shower with wall mounted 'Mira sport' electric shower unit & part mirrored sliding door.

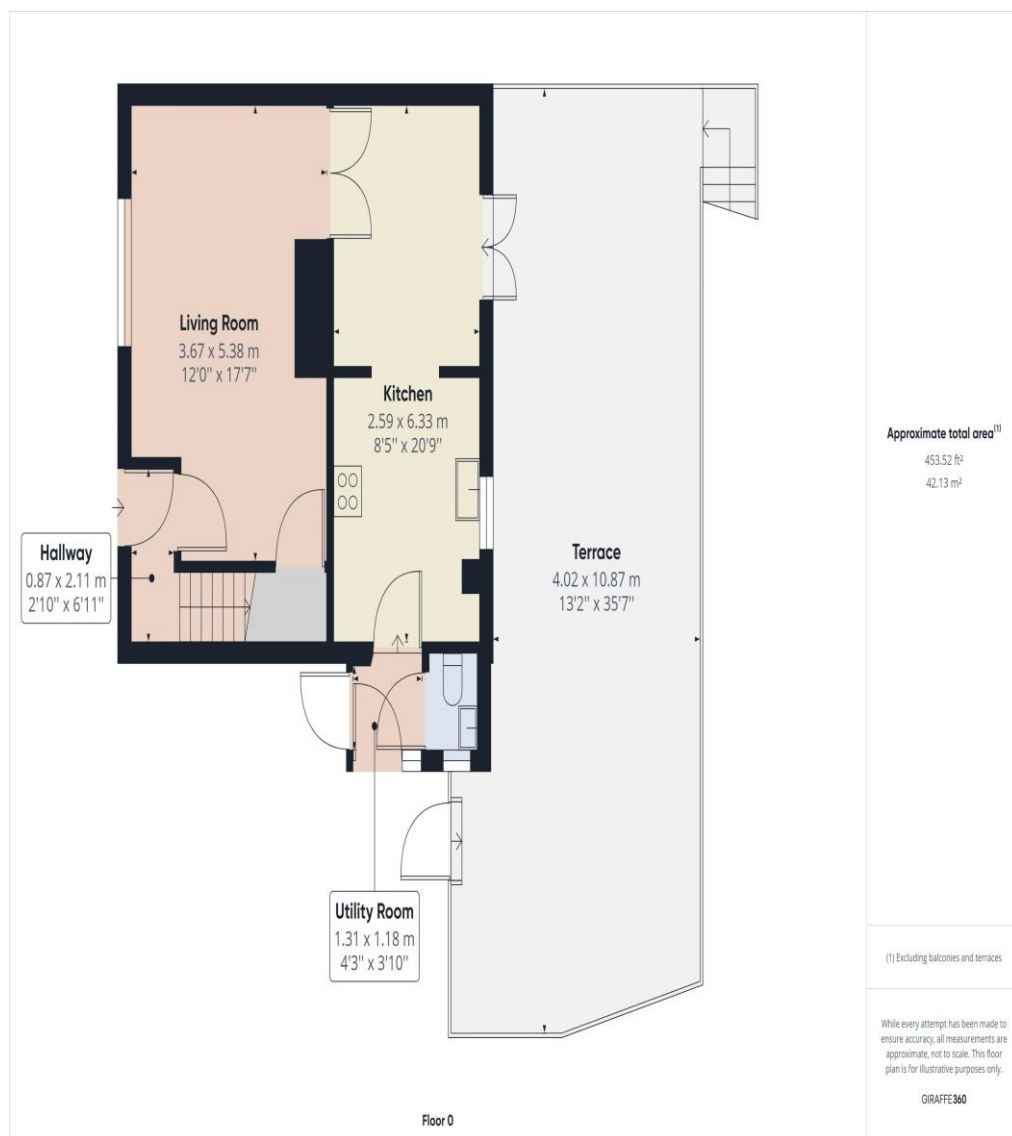
### Rear garden

2-Tier Fully decked throughout; Summer house/bar; Outside tap & Side access via lockable side gate





IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



## CARDIFF WEST

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