



**1 Sir Briggs Avenue, Duffryn, Newport. NP10
8AU
£325,000
Tenure Freehold**

- **PERSIMMON'S "CLAYTON CORNER"
DETACHED HOUSE**
- **3 DOUBL BEDROOMS**
- **SPACIOUS LIVING ROOM**
- **KITCHEN / DINING ROOM**
- **UTILITY ROOM & CLOAKROOM**
- **EN-SUITE SHOWER ROOM & FAMILY BATHROOM**
- **PARKING FOR NUMEROUS VEHICLES**
- **LARGE OPEN "GREEN SPACE" TO THE FRONT**

GUIDE PRICE £325,000 - £335,000! STYLISH, MODERN 3 DOUBLE BEDROOM DETACHED HOUSE IN QUIET CUL-DE-SAC WITH KITCHEN/DINING ROOM, UTILITY ROOM, W/C, SPACIOUS LIVING ROOM, EN-SUITE, FAMILY BATHROOM, EASILY MAINTAINED REAR GARDEN, PARKING FOR MULTIPLE VEHICLES & WITH EASY ACCESS TO JUNCTION 28 OF THE M4

Situated on the favoured WEST SIDE of Newport in a quiet cul-de-sac of similar style properties is this stylishly presented modern three double bedroom "Clayton Corner" detached house, located close to all local amenities, sought after schools, supermarkets, bus routes and walking distance to the beautiful Tredegar House & Grounds whilst also having the easiest of access to junction 28 of the M4 making it perfect for commuting.

Offering well planned living accommodation comprising to the Ground Floor: Entrance Hallway, Spacious Living Room, Kitchen/Dining Room, Utility Room & Cloakroom. On the First Floor: 3 Double Bedrooms with En-suite Shower Room to the master as well as a Family Bathroom. Outside to the Front/Side is a tandem driveway providing off road parking for up to three vehicles, a gated pathway leads to the front door enclosed by wrought iron railings, a large open communal area (perfect for dogs) is also to the front. To the Rear/Side is an easy to maintain landscaped garden with Indian sandstone patio area with artificial lawn and flower beds, enclosed by timber fencing.

The property further benefits from having a gas combi boiler, UPVC Double Glazing throughout and viewing is highly advised by the agents.

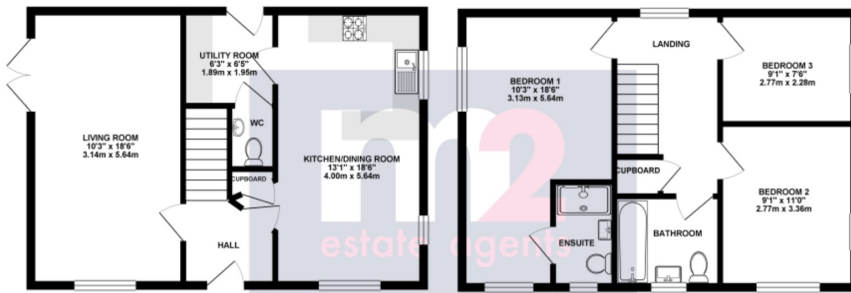
Services:

Council Tax Band:



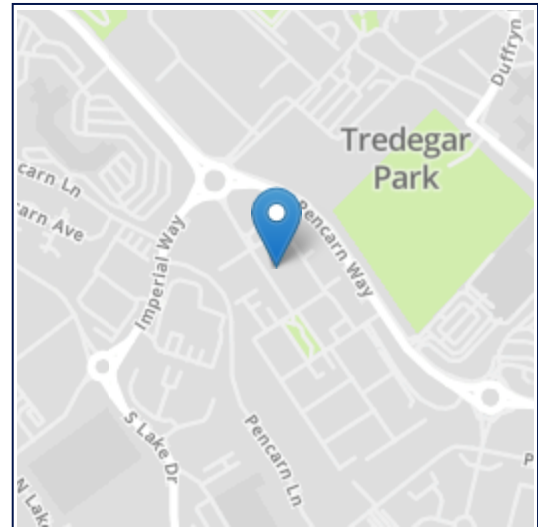
GROUND FLOOR 490.82 sq. ft. (45.60 sq. m.)

1ST FLOOR 490.82 sq. ft. (45.60 sq. m.)



TOTAL FLOOR AREA: 981.64 sq. ft. (91.20 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2024



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+)		94
A		
(81-91)	83	
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

All room sizes are approximate. Electrical installations, plumbing, central heating and drainage installations are noted on the basis of a visual inspection only. They have not been tested and no warranty of condition or fitness for purpose is implied in their inclusion. Potential purchasers are warned that they must make their own enquiries as to the condition of the appliances, installations or any element of the structure or fabric of the property.

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I/We acknowledge that I/we have read and understand your terms letter and that these property (1 Sir Briggs Avenue, Newport, NP10 8AU) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature _____ Print Name _____

Date _____

Signature _____ Print Name _____

Date _____