



**18 Tennyson Avenue, Llanwern, Newport.
NP18 2DY
£375,000
Tenure Freehold**

- **SUBSTANTIALLY EXTENDED SEMI DETACHED FAMILY HOME**
- **5 BEDROOMS**
- **KITCHEN / BREAKFAST ROOM**
- **LIVING ROOM & DINING ROOM**
- **FAMILY BATHROOM & FIRST FLOOR TOILET**
- **GROUND FLOOR WET ROOM & UTILITY**
- **GATED DRIVEWAY**
- **SEMI RURAL LOCATION CLOSE TO LLANWERN GOLF CLUB**
- **NO CHAIN**

NO CHAIN! SUBSTANTIALLY EXTENDED, 5 BEDROOM SEMI DETACHED HOUSE IN A QUIET SEMI RURAL LOCATION, OFFERING HUGE POTENTIAL WITH KITCHEN/FAMILY ROOM, LIVING ROOM, DINING ROOM, WET ROOM, GATED DRIVEWAY & FANTASTIC ROAD LINKS TO JUNCTION 23a & 24 OF THE M4

This substantially extended, semi-detached family home is perfectly located in Llanwrn village and offers great road links to Newport, junctions 23a & 24 of the M4 and other cities including Cardiff and Bristol.

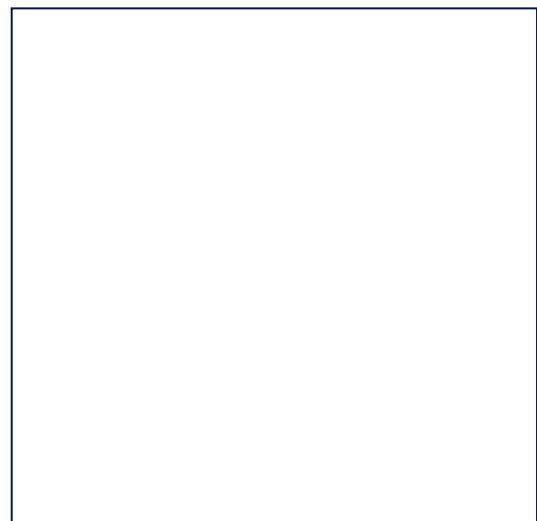
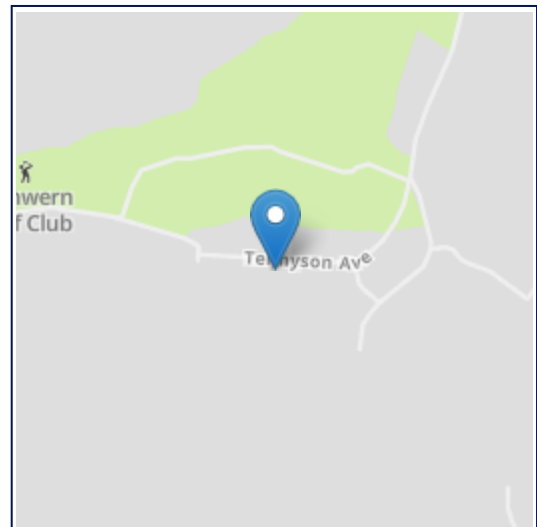
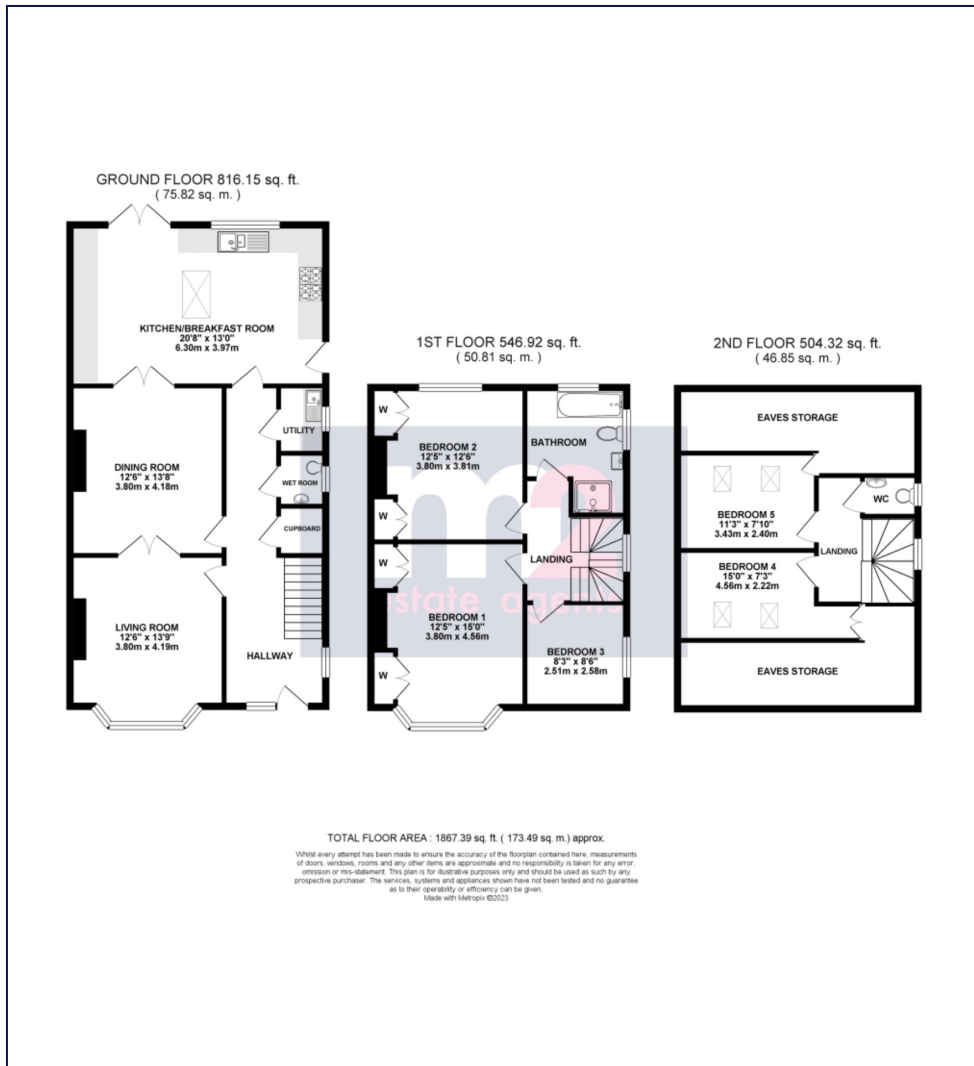
It offers spacious, family living accommodation but it does require updating throughout. In brief the accommodation briefly comprises to the ground floor: entrance hallway, wet room, living room, dining room, large spacious kitchen with French doors opening to rear garden and utility area. On the first floor: three good size bedrooms and family bathroom with separate walk in shower and stairs to the second floor. Two further bedrooms with access into the eaves storage and separate toilet. Outside, to the front: a gated driveway with double timber gates leading to a garage, path to the front door with small lawn area. To the rear: a good size patio area leading onto a good size lawn area backing onto fields. NB: there is a garage but the asbestos roof has been removed and not replaced.

The property further benefits from having a gas combi boiler, upvc double glazing throughout and is being offered for sale with no onward chain.

Services:

Council Tax Band:

E



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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