



**72 Graig Park Road, Newport. NP20 6HD**  
**£239,950**  
**Tenure Freehold**

- **EXTENDED SEMI DETACHED HOUSE**
- **KITCHEN / BREAKFAST ROOM**
- **LIVING / DINING ROOM**
- **SITTING ROOM**
- **DRIVEWAY**
- **LARGE REAR GARDEN WITH VIEWS**
- **GAS COMBI & UPVC DOUBLE GLAZING**
- **NO CHAIN**
- **CLOSE TO JUNCTION 25A & 26 OF THE M4**

**\*NO CHAIN!! EXTENDED 3 BEDROOM, SEMI DETACHED HOUSE WITH SPACIOUS LIVING/DINING ROOM, SITTING ROOM, KITCHEN/BREAKFAST ROOM, DRIVEWAY, LARGE REAR GARDEN WITH GATE ON TO WOODLAND WITH EASY ACCESS TO JUNCTION 25 & 26 OF THE M4\***

Situated at the end of Graig Park Road, backing onto local woodland is this extended three bedroom semi detached house. Located close to all local amenities, shops, bus routes and schools whilst also having the easiest of access to junctions 25 & 26 of the M4 making it perfect for commuting.

Although in need of a little updating the property offers huge potential with extended accommodation briefly comprising to the ground floor: entrance hall, living/dining room, sitting room and kitchen/breakfast room. On the first floor: three bedrooms and bathroom. Outside, to the front is a driveway with steps up to the front door with gated side access. To the rear is a large garden with lovely views, to the rear of the garden is a gate opening on to woodland, perfect for dog walking.

The property further benefits from having a condensing combi boiler, upvc double glazing throughout and is being sold with no onward chain.

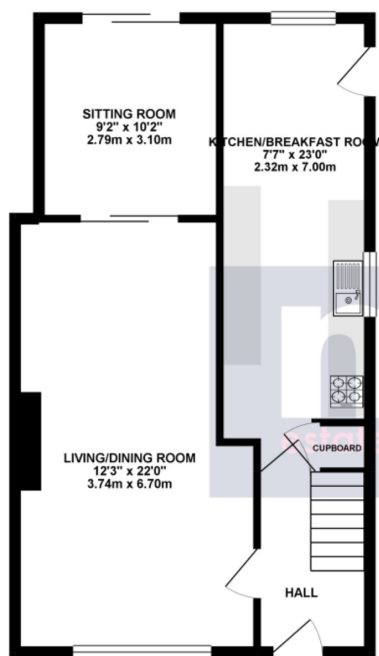
Council Tax Band C

Services:

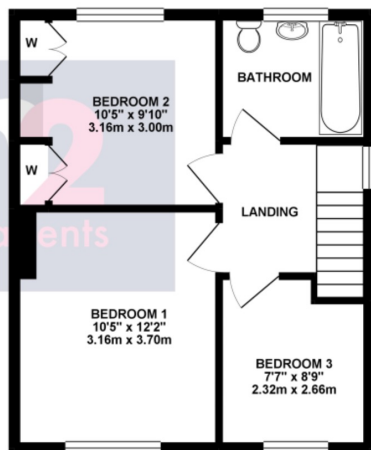
Council Tax Band:



GROUND FLOOR 565.72 sq. ft.  
(52.56 sq. m.)

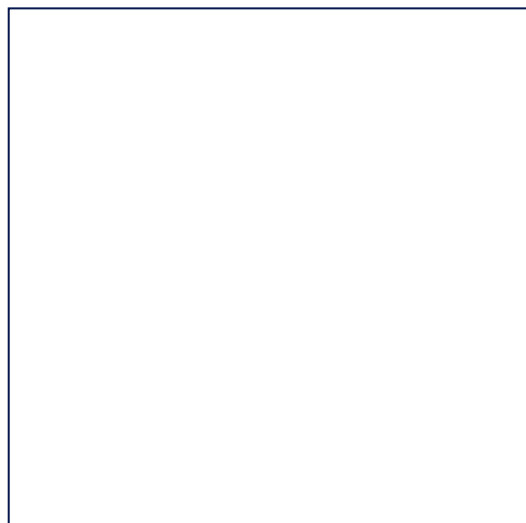
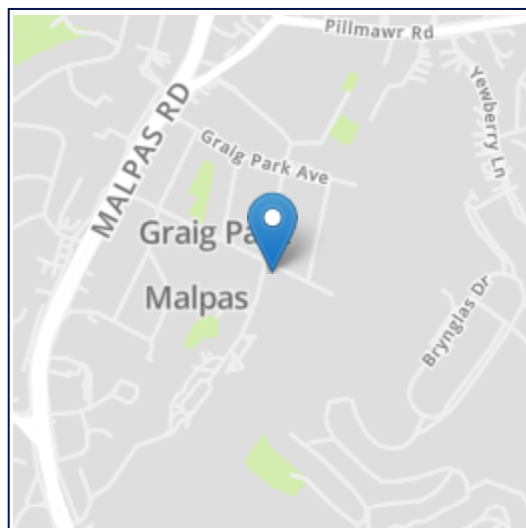


1ST FLOOR 395.19 sq. ft.  
(36.71 sq. m.)



TOTAL FLOOR AREA : 960.91 sq. ft. (89.27 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.  
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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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