



Fairfield, Goldcliff, Newport. NP18 2AU
£425,000
Tenure Freehold

- WELL PRESENTED LINK DETACHED PROPERTY
- SOUGHT AFTER AND CONVENIENT RURAL LOCATION
- BRIGHT LOUNGE
- DINING ROOM OPENING TO GARDEN
- KITCHEN
- REAR LOBBY & GROUND FLOOR W/C
- 3 BEDROOMS
- MODERN SHOWER ROOM
- LARGE GARDENS TO FRONT & REAR
- LONG DRIVEWAY & GARAGE

Occupying large well maintained gardens in this popular and accessible rural location lying on the outskirts of Newport this 3 bedroom link detached home offers good family accommodation.

Enjoying rural view towards the wet lands the property lies within a short distance of coastal walks and cycle routes. For commuters Junctions 23 & 24 of the M4 are easily accessible.

An entrance porch & entrance hall with turned stairs to the first floor. A good size lounge with feature fire place and picture window opens to the dining room, having patio doors to rear. The kitchen enjoys an out look over the rear garden, having breakfast bar, built in oven and hob. A rear lobby leads to the garage, boiler room, ground floor w/c and garden.

A landing with storage cupboards leads to 3 bedrooms. The master having built in wardrobes, all enjoying rural views. The recently refitted shower room benefits from a large quadrant shower, extensive storage and part tiled walls.

To the front a long driveway leads to the garage past a garden laid to mainly lawn. Pathways lead to the main entrance and side access. A decked seating area leads on to a large level lawned garden with bordering beds and randomly planted shrubs. Pathways lead to a central patio area. Storage sheds to remain. All enclosed by fencing and hedging.

Services:

Oil central heating, Cesspit

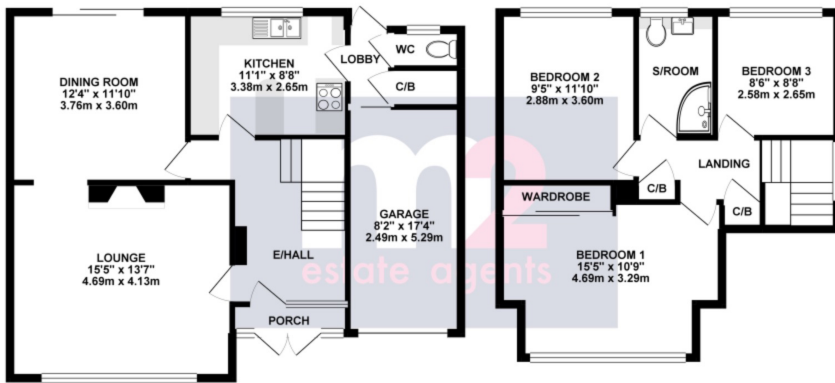
Council Tax Band:

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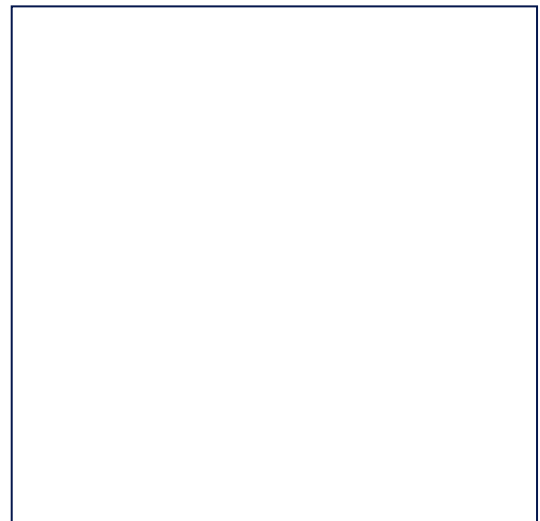
GROUND FLOOR 732.97 sq. ft.
(68.10 sq. m.)

1ST FLOOR 476.47 sq. ft.
(44.27 sq. m.)



TOTAL FLOOR AREA : 1209.44 sq. ft. (112.36 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.
Made with floorplan clicker



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 (Newport, NP18 2AU) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature _____ Print Name _____

Date _____

Signature _____ Print Name _____

Date _____