



**14 Cot Farm Circle, Newport. NP19 9JR**  
**£190,000**  
**Tenure Freehold**

- **LARGE END TERRACE HOUSE**
- **3 BEDROOMS**
- **KITCHEN/BREAKFAST ROOM**
- **LIVING / DINING ROOM**

- **REFITTED SHOWER ROOM**
- **GOOD SIZE REAR GARDEN**
- **CLOSE TO JUNCTION 24 OF THE M4**



**\*LARGE, 3 BEDROOM END TERRACE HOUSE IN CONVENIENT LOCATION WITH KITCHEN/BREAKFAST ROOM, LIVING/DINING ROOM, REFITTED SHOWER ROOM, LARGE REAR GARDEN & THE EASIEST OF ACCESS TO JUNCTION 24 OF THE M4\***

Situated on the popular East side of Newport is this well presented, three bedroom end terrace house located close to all local amenities, bus routes, supermarkets, popular primary & secondary schools, shopping at Newport Retail Park whilst also having the easiest of access to Junction 24 of the M4 making it perfect for commuting.

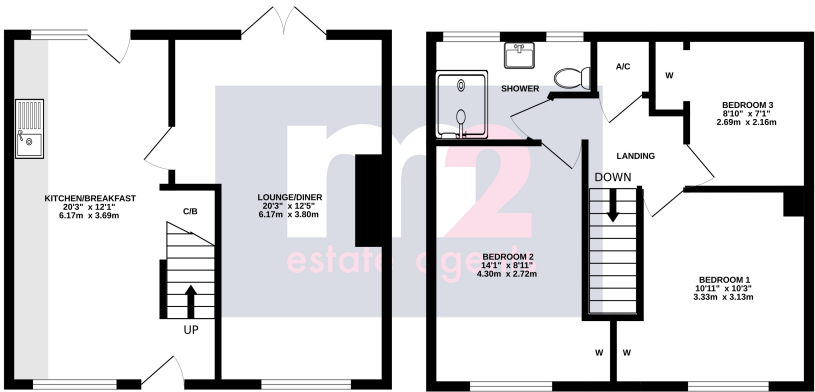
In brief, the accommodation comprising, To the ground floor: A large kitchen/breakfast room is fitted with an extensive range of wall and base units and offers ample space for a table & chairs. Stairs lead to first floor with under stairs storage area. A good size lounge/dining room enjoys a dual aspect having French doors to the rear. To the first floor: A landing leads to three bedrooms all having built in storage. A refitted shower room is fitted with an over sized shower with fully panelled walls. Outside: The property enjoys an outlook over a local green. A paved pathway leads to the main entrance and extends to the side access. To the rear: A large full width patio area extends to the side. Steps lead down to a lawned garden enclosed by walling and fencing with strip of land beyond.

Services:  
Council Tax Band:  
B

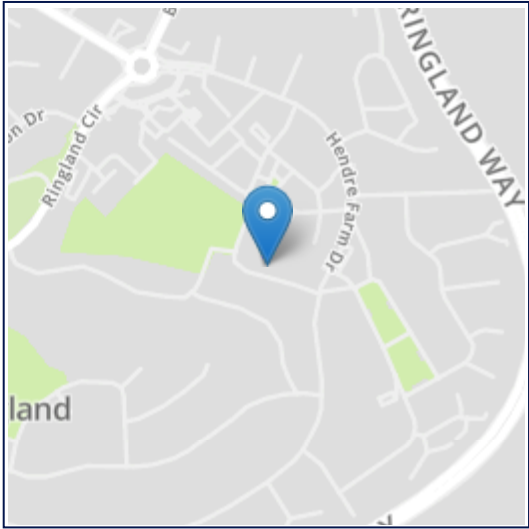


GROUND FLOOR  
435 sq.ft. (40.4 sq.m.) approx.

1ST FLOOR  
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA: 876 sq.ft. (81.4 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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