



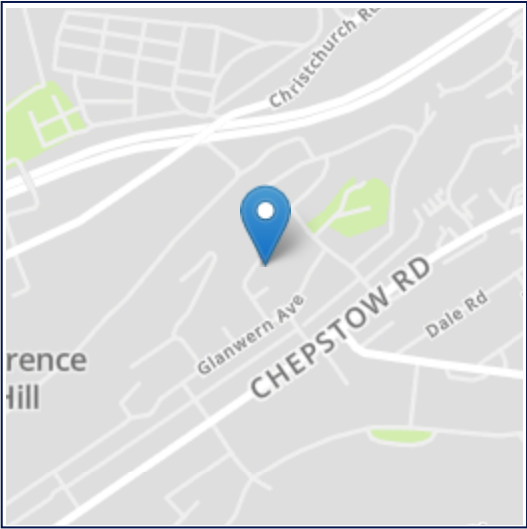
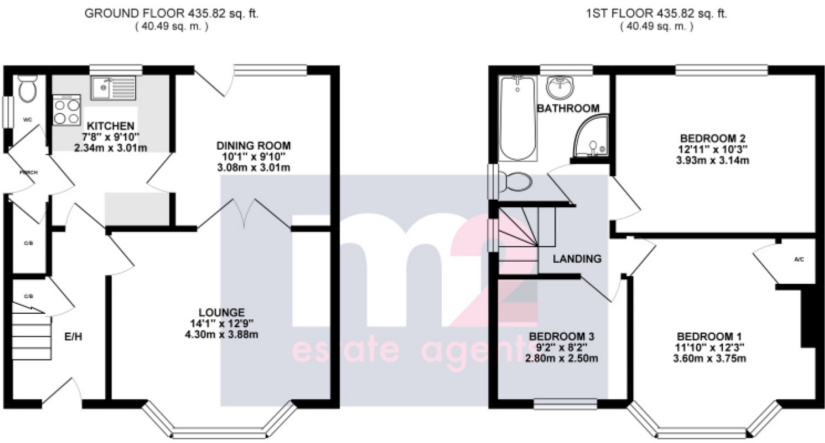
29 Glanwern Grove, Newport. NP19 9BX
£189,950
Tenure Freehold

- RECENTLY DECORATED SEMI DETACHED HOUSE
- 3 BEDROOMS
- LIVING ROOM & DINING ROOM
- GROUND FLOOR W/C & FIRST FLOOR BATHROOM
- MODERN KITCHEN
- GARDENS TO FRONT & REAR
- NO CHAIN
- FAR REACHING VIEWS
- CONVENIENT LOCATION OFF CHEPSTOW ROAD

SOLICITORS FEES PAID! MOVE IN BY CHRISTMAS! NO CHAIN! RECENTLY DECORATED SEMI DETACHED HOUSE WITH LIVING ROOM, DINING ROOM, MODERN KITCHEN, GROUND FLOOR W/C, FIRST FLOOR BATHROOM, FRONT & REAR GARDENS, LOVELY VIEWS & EASY ACCESS TO JUNCTION 24 OF THE M4

Enjoying far reaching views this 3 bedroom semi detached property lies within easy access of Chepstow Road and junction 24 of the M4, occupying an elevated plot with terraced gardens to the front and rear. Having just benefited from redecoration the property offers well presented accommodation comprising: To the ground floor: An entrance hall with stairs to the first floor & storage cupboard beneath. A lounge with bay window enjoys views to the front with open arch leading to the separate dining room having door to the rear. A refitted kitchen benefits from a built in oven & hob with door leading to the rear lobby, garden, w/c & storage. To the first floor: A landing provides access to 3 bedrooms, the master again having a bay window and fine views towards the Bristol Channel. The family bathroom benefits from a quadrant shower and bath. Outside: To the front: Steps lead through a terrace garden to the main entrance and side access. To the rear: A pathway leads to steps again through a terrace garden to a level area enclosed by hedging.

Services:
Council Tax Band:
D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C		
(55-68) D	68	
(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.

M2 Estate Agents for themselves and for the Vendors and Lessors of this property whose agents they are give notice that, (i) the particulars are set out as a general outline only for the guidance of the intended Purchasers or Lessors, and do not constitute part of an offer or contract (ii) all descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and other details are given without responsibility and any intending Purchasers or Tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of M2 Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.