



22 Sir Briggs Avenue, Duffryn, Newport.

NP10 8AU

Offers over £400,000

Tenure Freehold

- **SPACIOUS DETACHED FAMILY HOME**
- **4 BEDROOMS**
- **2 RECEPTION ROOMS**
- **KITCHEN/DINER & SEPARATE UTILITY**
- **MASTER EN-SUITE SHOWER ROOM**
- **DOWNSTAIRS WC & FIRST FLOOR BATHROOM**
- **LANDSCAPED ENCLOSED REAR GARDEN**
- **TANDEM DRIVEWAY**
- **CONVERTED GARAGE/PLAYROOM/OFFICE**
- **CLOSE TO JUNCTION 28 OF THE M4**

SPACIOUS DETACHED FAMILY HOME!!! 4 BEDROOMS WITH MASTER EN-SUITE SHOWER ROOM, 2 RECEPTION ROOMS, KITCHEN/DINER & SEPARATE UTILITY ROOM, DOWNSTAIRS WC & FIRST FLOOR BATHROOM, LANDSCAPED ENCLOSED REAR GARDEN, TANDEM DRIVEWAY, CONVERTED GARAGE/PLAYROOM/OFFICE, CLOSE TO LOCAL AMENITIES & JUNCTION 28 OF THE M4

Situated on the favoured west side of Newport is this spacious 4 bedroom detached family home, located close to all local amenities, sought after schools, supermarkets, bus routes and walking distance to the beautiful Tredegar House & Grounds whilst also having the easiest of access to junction 28 of the M4 making it perfect for commuting.

Offering well planned living accommodation comprising to the Ground Floor: Entrance Hallway, Good size Living Room, Play Room, Kitchen/Dining Room, Utility Room & Cloakroom. On the First Floor: 4 Bedrooms with En-suite Shower Room to the master as well as a Family Bathroom. Outside to the Front/Side is a tandem driveway providing off road parking for up to three vehicles & a versatile converted garage with a modern shower room, electric & heating. To the rear: is an enclosed landscaped rear garden with a patio seating area, artificial grass & a large shed.

The property further benefits from having a gas combi boiler, UPVC Double Glazing throughout and viewing is highly advised by the agents.

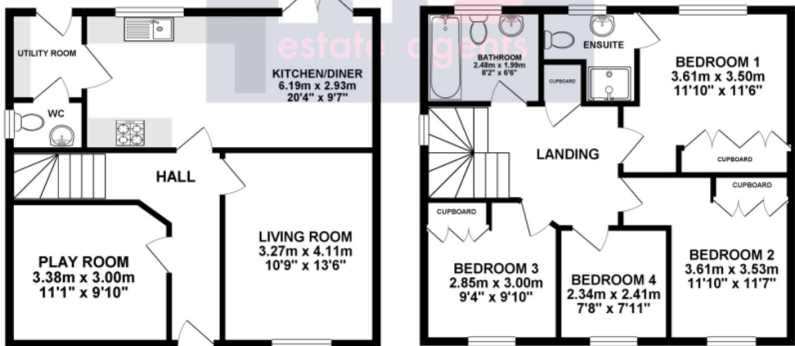
Services:
Council Tax Band:
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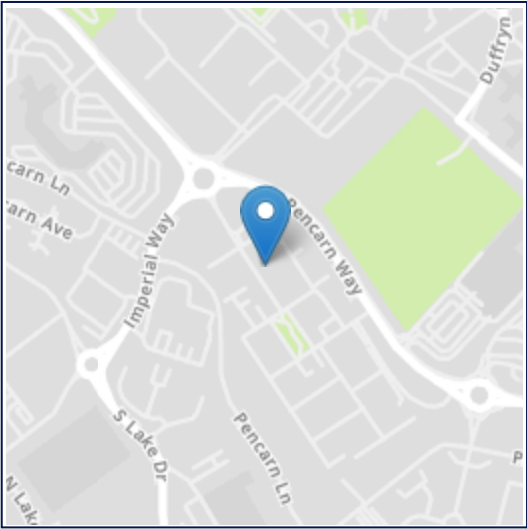
GROUND FLOOR 66.95 sq. m.
(720.69 sq. ft.)



1ST FLOOR 54.73 sq. m.
(589.12 sq. ft.)



TOTAL FLOOR AREA : 121.68 sq. m. (1309.81 sq. ft.) 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 misstatement. 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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I/We acknowledge that I/we have read and understand your terms
letter and that these property (22 Sir Briggs Avenue, Newport,
NP10 8AU) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature _____ Print Name _____

Date _____

Signature _____ Print Name _____

Date _____