

65 Maesglas Avenue, Newport. NP20 3BR
£120,000
Tenure Freehold

- NO CHAIN
- GUIDE PRICE £120,000-£130,000
- WELL PRESENTED MID TERRACED PROPERTY
- 2 BEDROOMS
- IDEAL FIRST TIME PURCHASE OR INVESTMENT OPPORTUNITY
- MODERN FITTED KITCHEN
- GOOD SIZE ENCLOSED REAR GARDEN
- FANTASTIC MOTORWAY ACCESS - IDEAL FOR COMMUTING TO BRISTOL & CARDIFF
- WALKING DISTANCE TO SUPERMARKETS & MAIN BUS ROUTES
- ON STREET PARKING

Occupying a level position in a convenient location is this two bedroom terraced family home. The property is beautifully presented and much improved throughout, offering excellent family accommodation, close to local schools and within easy access of Junctions 28 of the M4, providing commuters easy access to Bristol & Cardiff.

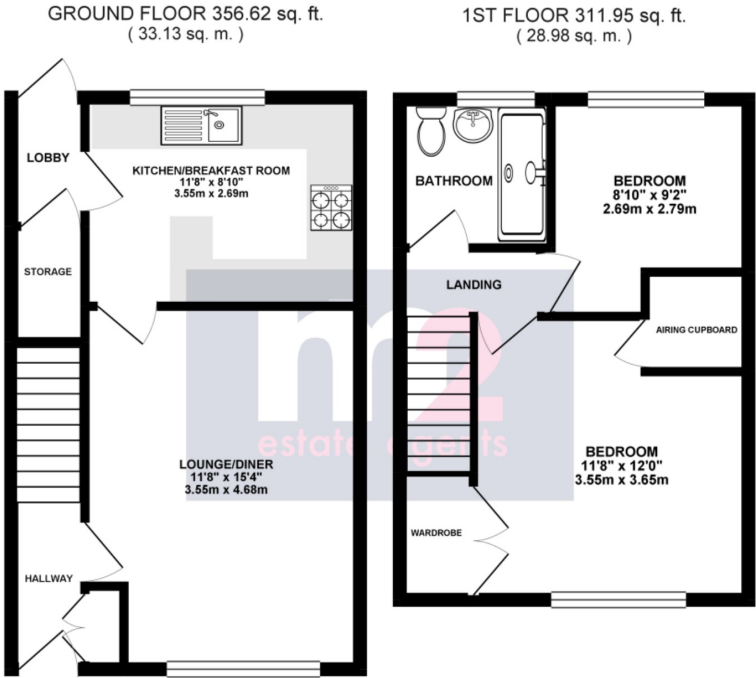
Ground Floor: Entrance Hallway with UPVC double glazed front door. The lounge is located at the front of the property. The modern kitchen/breakfast room is located at the rear of the property overlooking the rear garden and benefits from a large breakfast bar.

First Floor: The landing provides access to the two Bedrooms and the bathroom (converted to a shower wet room).

Outside: The front garden is accessed via a gate and predominantly patio for ease of maintenance, leading to the main entrance. The rear garden benefits from a large private patio enclosed by fencing.

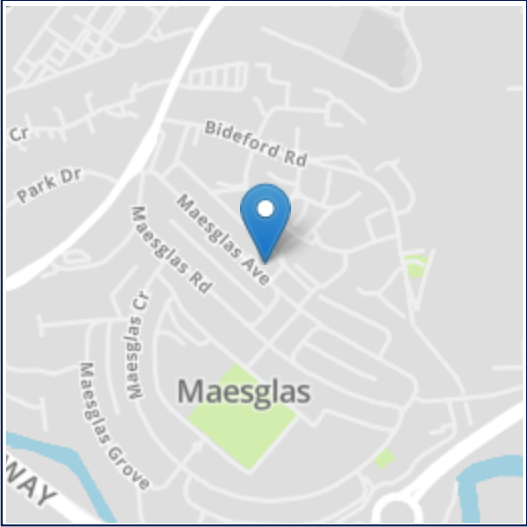
The property benefits from gas fired central heating and UPVC Double glazing.

Services:
Council Tax Band:



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		90
(81-91) B		
(69-80) C	76	
(55-68) D		
(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.

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