



19 Brynhyfryd Avenue, Newport. NP20 4FY
£300,000
Tenure Freehold

- **EXTENDED SEMI DETACHED HOUSE**
- **STYLISHLY PRESENTED THROUGHOUT**
- **BOASTING MANY ORIGINAL FEATURES**
- **3 BEDROOMS**
- **KITCHEN/DINING/FAMILY ROOM**
- **LIVING ROOM**
- **FIRST FLOOR BATHROOM**
- **GOOD SIZE REAR GARDEN**
- **CONVENIENT & POPULAR CITY CENTRE LOCATION**

STUNNING PERIOD PROPERTY WITH MANY ORIGINAL FEATURES WITH A MODERN TWIST!! EXTENDED, SEMI DETACHED HOUSE WITH 3 BEDROOMS, KITCHEN/DINING/FAMILY ROOM, LIVING ROOM, FIRST FLOOR BATHROOM & LOVELY REAR GARDEN* GUIDE PRICE £300,000 - £325,000

A beautifully presented semi detached house retaining many original features with three bedroom. Situated close to all local amenities, bus routes, hospitals, sought after primary schools, shops and pubs. The extremely sought-after Belle Vue Park is just a Short stroll away and the easiest of access to Newport City Centre & junction 27 of the M4, making it perfect for commuting.

Offering spacious, well planned living accommodation briefly comprising; to the ground floor: Original double doors opening to large entrance hallway with original tiled floor, living room with bay window to the front, refitted kitchen/dining/family room with box bay window seat. On the first floor: three good size bedrooms and a refitted bathroom. Outside, to the front is a gated forecourt with side access leading to the rear garden. To the rear: steps down from the back door lead to a patio area opening out onto a good size grass area with bordering flower beds, enclosed by timber fencing.

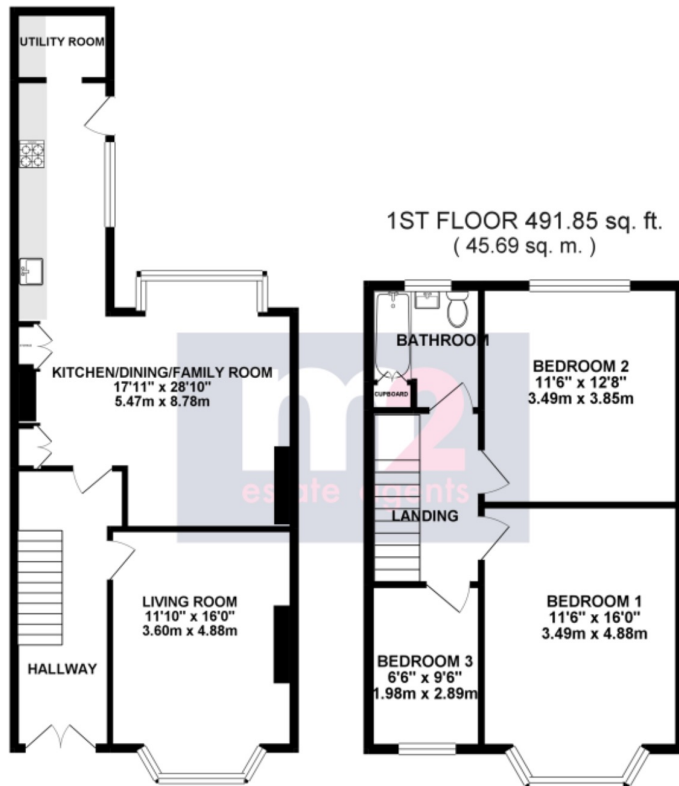
The property further benefits from having a gas combi boiler, upvc double glazing and viewing is highly advised by the agents to truly appreciate what this property has to offer.

Services:

Council Tax Band:

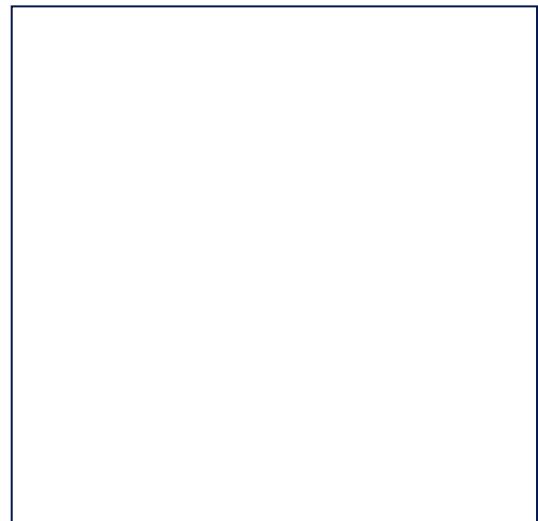
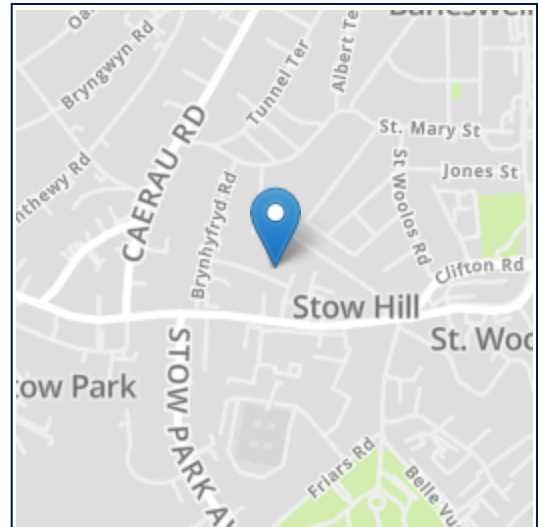


GROUND FLOOR 651.67 sq. ft.
(60.54 sq. m.)



TOTAL FLOOR AREA : 1143.52 sq. ft. (106.24 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 here are not guaranteed and no guarantee as to their operability or efficiency can be given.
Made with iDesign@iCAD



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.

I/We acknowledge that I/we have read and understand your terms letter and that these property (19 Brynhyfryd Avenue, Newport, NP20 4FY) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature _____ Print Name _____

Date _____

Signature _____ Print Name _____

Date _____