



**33 Glanmor Park Avenue, Newport. NP19
8BA
£275,000
Tenure Leasehold**

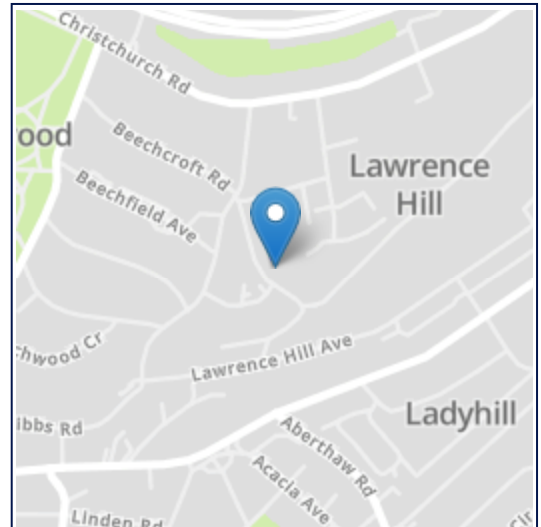
Enjoying views over Newport towards the Bristol Channel this spacious semi detached property offers excellent accommodation over 3 levels. The property lies within a short distance of Beechwood Park and Chepstow Road providing access to the city centre and junction 24 of the M4.

The property has recently benefited from renovation which has included a modern kitchen, family shower room, en-suite, redecoration and carpets throughout.

In brief the accommodation comprises: To the ground floor. An entrance porch opens to a dining room with dual aspect views over Newport. An open arch leads to a good size bright lounge with window to front and door leading to the inner hallway. A modern L shaped kitchen/breakfast room benefits from bi folding doors to the rear and integral appliances including oven & hob. To the lower ground floor: A hallway with storage cupboard, utility with door to side, cloakroom/wc and large additional room which may provide a study/office or storage. To the first floor; A landing leads to 3 double bedrooms, the master having an en-suite shower room. A recently refitted family shower room serves the remaining bedrooms. Outside: To the front: An easily maintained garden laid with stone having steps to the main entrance. Driveway leading to garage path providing side access. To the rear a mainly paved garden over 2 levels with inset pond enclosed by fencing and hedging steps to further seating area, with storage beneath, leading to kitchen and breakfast room

Services:

Council Tax Band:



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(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.

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I/We acknowledge that I/we have read and understand your terms letter and that these property (33 Glanmor Park Avenue, Newport, NP19 8BA) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature _____ Print Name _____

Date _____

Signature _____ Print Name _____

Date _____