



**6 Montreal Close, Newport. NP20 3RD**  
**£359,950**  
**Tenure Freehold**

- **GUIDE PRICE £359,950 - £364,950**
- **NO CHAIN**
- **3 BEDROOMS**
- **2 RECEPTION ROOMS**
- **CONSERVATORY**
- **LARGE INTEGRAL GARAGE**

- **BEAUTIFUL FAR REACHING COUNTRYSIDE VIEWS**
- **HIGHLY SOUGHT AFTER RESIDENTIAL AREA**
- **DETACHED BUNGALOW OCCUPYING LARGE PLOT**
- **FANTASTIC MOTORWAY ACCESS - IDEAL FOR COMMUTING TO BRISTOL & CARDIFF**
- **SUBSTANTIAL DRIVEWAY FOR NUMEROUS VEHICLES**

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Situated just off Melbourne Way in a quiet, highly sought after location is this deceptively spacious, versatile three bedroom detached Bungalow.

Close to all amenities, bus routes, Newport City Centre and junction 27 of the M4. Set on a larger than average plot with beautiful far reaching countryside views. This spacious bungalow boasts well planned accommodation briefly comprising:

Porch with patio sliding doors, Entrance Hallway, 3 good size Bedrooms, Lounge to front with stunning views, Dining Room, Kitchen, Large Conservatory to rear overlooking garden, Bathroom with a walk-in shower and a separate W/C. The hallway also provides internal access into the larger than average single garage with an up-and-over garage door to front.

Outside: To the Front is a long driveway providing off road parking leading to the single garage with power & lighting, a pedestrian pathway leads to the front door and there is a gate to the side providing access into the rear garden. The garden to the back is a good size with patio area, large lawn with a variety of shrubs.

The Bungalow further benefits from having a gas central heating, uPVC double glazing and is being sold with no onward chain

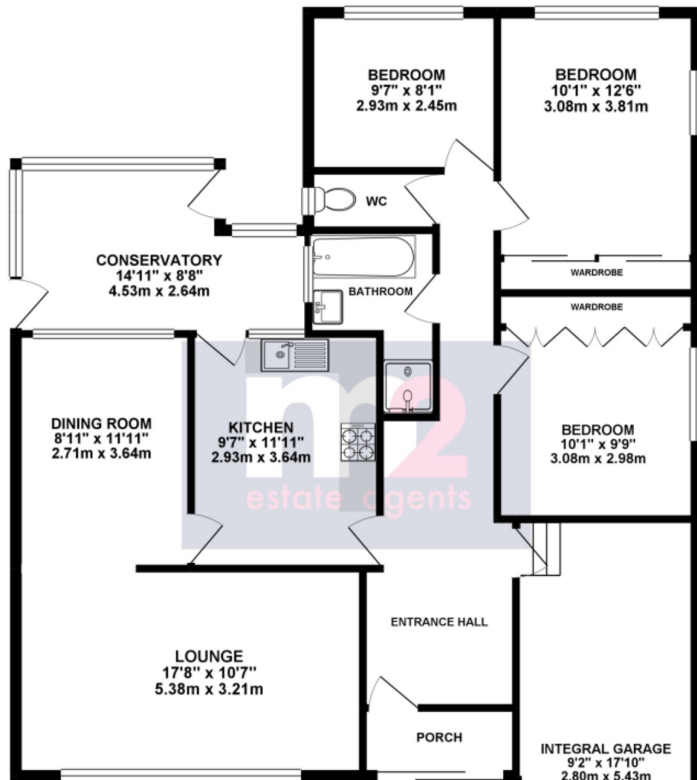
Services:

Council Tax Band:

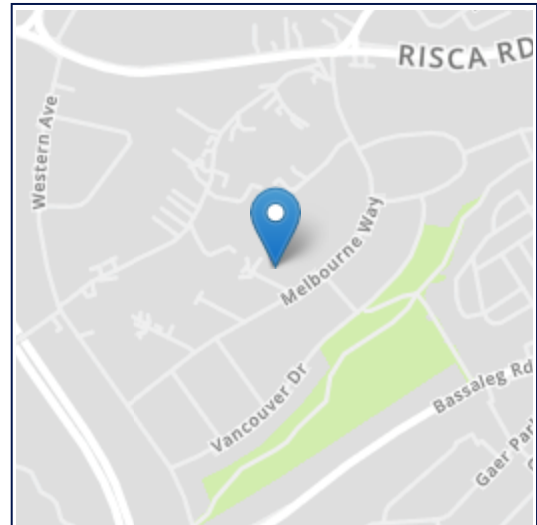
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GROUND FLOOR 1257.76 sq. ft.  
( 116.85 sq. m. )



TOTAL FLOOR AREA : 1257.76 sq. ft. ( 116.85 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 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) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		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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