



31 Brynhyfyd Avenue, Newport. NP20 4FY
£270,000
Tenure Freehold

- **EXTENDED PERIOD PROPERTY**
- **SPACIOUS THROUGHOUT**
- **IN NEED OF UPDATING**
- **3 BEDROOMS**
- **3 RECEPTION ROOMS**
- **WORKSHOP/STORE**
- **CONVENIENT LOCATION**
- **EASY TO MAINTAIN GARDENS**
- **KITCHEN/BREAKFAST ROOM**

IN NEED OF UPDATING!! EXTENDED, SPACIOUS, PERIOD PROPERTY WITH MANY ORIGINAL FEATURES WITH 3 BEDROOMS, 3 RECEPTION ROOMS, KITCHEN/BREAKFAST ROOM, FIRST FLOOR BATHROOM & ENCLOSED REAR GARDEN WITH WORKSHOP/STORE

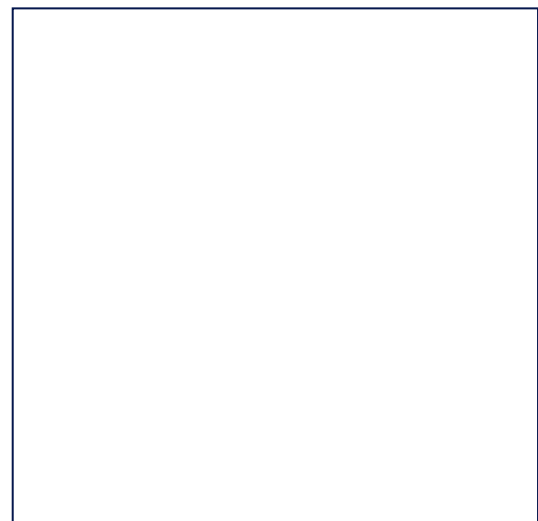
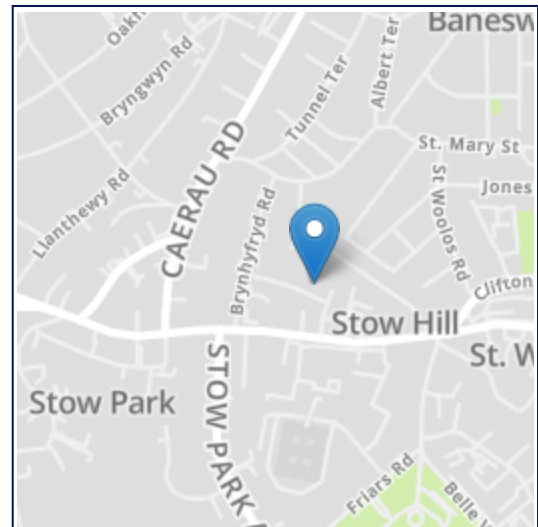
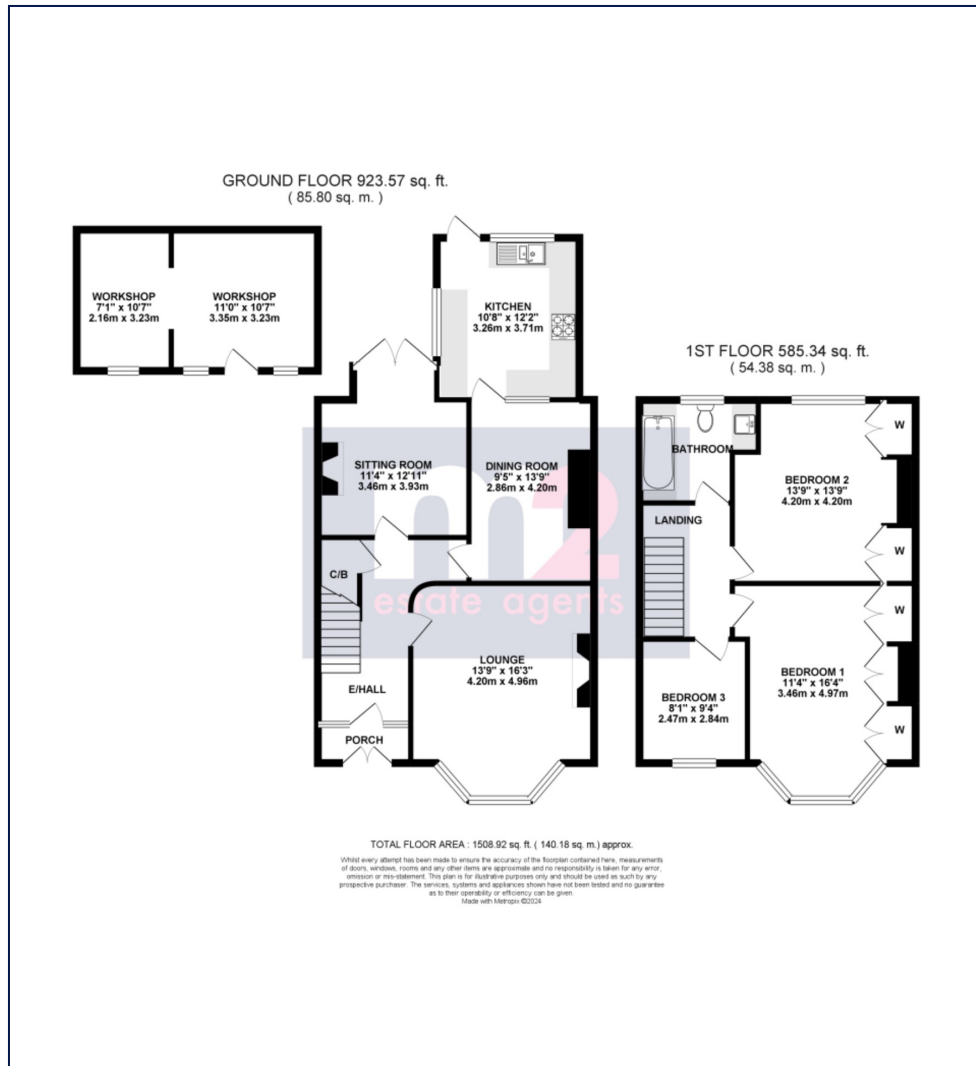
Situated close to all local amenities, bus routes, hospitals, sought after primary schools, shops and pubs is this spacious, extended mid terrace daily home. The extremely sought-after Belle Vue Park is just a Short stroll away and the easiest of access to Newport City Centre & junction 27 of the M4, making it perfect for commuting.

Although in need of a little updating the accommodation briefly comprises; to the ground floor: Entrance porch, hallway, living room with bay window, sitting room, dining room and kitchen/breakfast room. On the first floor: three good size bedrooms and a bathroom. Outside, to the front is a gated forecourt with on street parking. To the rear, a patio area leading to the workshop/store with electric & power.

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:



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 (31 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 _____