



**71 Swallow Way, Duffryn, Newport. NP10
8WL
£170,000
Tenure Freehold**

- **SPACIOUS MID TERRACE FAMILY HOME**
- **3 BEDROOMS**
- **LARGE KITCHEN / DINING ROOM**
- **LIVING ROOM OPENING TO REAR GARDEN**
- **GROUND FLOOR W/C & FIRST FLOOR BATHROOM**
- **DRIVEWAY**
- **GOOD SIZE REAR GARDEN**
- **CLOSE TO JUNCTION 28 OF THE M4**
- **PERFECT FOR FIRST TIME BUYERS**
- **GUIDE PRICE £170,000 - £180,000**

PERFECT FOR FIRST TIME BUYERS!! BEAUTIFULLY PRESENTED, 3 BEDROOM TERRACED HOUSE WITH STUNNING KITCHEN/DINING ROOM, LIVING ROOM, GROUND FLOOR W/C, FAMILY BATHROOM, LARGE REAR GARDEN, DRIVEWAY AND EASY ACCESS TO JUNCTION 28 OF THE M4* GUIDE PRICE £170,000 - £180,000

A well presented three bedroom mid-terrace house offers ideal family accommodation and situated a short distance from junction 28 of the M4 providing commuters access to Bristol & Cardiff.

The accommodation is described in brief as follows: Ground Floor: An entrance hall with stairs to first floor, ground floor W/C, spacious living room windows to front and French doors opening to the rear garden. The large, modern kitchen/dining room benefits from an extensive range of wall and base units having built in oven/hob and also opens to the rear garden. First Floor: The landing provides access to 3 good-size bedrooms and the modern family bathroom. Outside: The front provides a single driveway and to the rear a decking seating area with lawn/shrubs and gate providing rear access, enclosed by timber fencing.

John Frost & St Joseph's Comprehensive schools are just a stones throw away with large supermarkets and Junction 28 of the M4 a few minutes drive away, making this property convenient for commuting.

The property also benefits from UPVC double glazing and central heating.

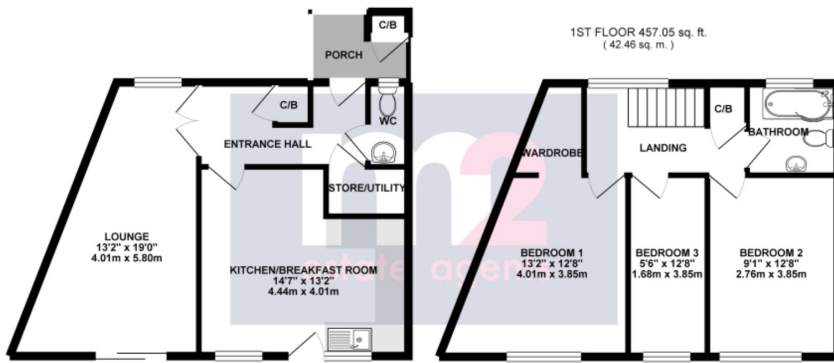
Services:

Council Tax Band:



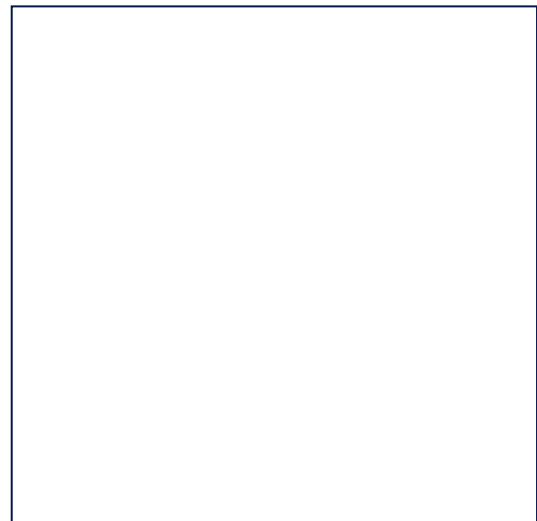
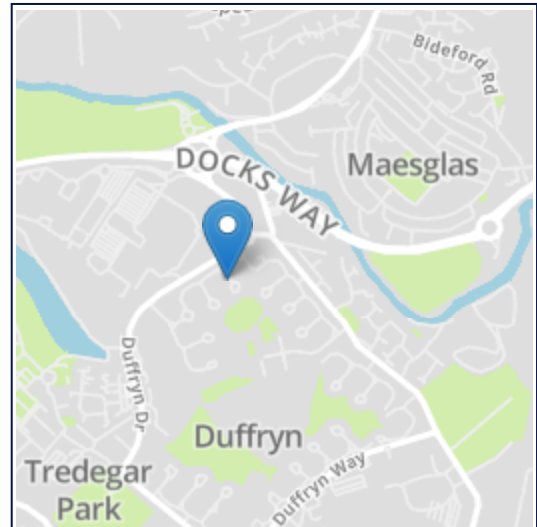
GROUND FLOOR 462.12 sq. ft.
(42.93 sq. m.)

1ST FLOOR 457.05 sq. ft.
(42.46 sq. m.)



TOTAL FLOOR AREA : 919.17 sq. ft. (85.39 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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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 (71 Swallow Way, Newport, NP10 8WL) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature _____ Print Name _____

Date _____

Signature _____ Print Name _____

Date _____