

**20 Broadleaf Way, Newport. NP20 5BZ**  
**£269,950**  
**Tenure Freehold**

- MODERN SEMI DETACHED TOWN HOUSE
- 3 DOUBLE BEDROOMS
- SPACIOUS LIVING / DINING ROOM
- FULLY INTEGRATED KITCHEN
- EN-SUITE SHOWER ROOM & FAMILY BATHROOM
- GROUND FLOOR CLOAKROOM
- HIGHLY SOUGHT AFTER WEST SIDE LOCATION
- GARAGE & DRIVEWAY
- LANDSCAPED REAR GARDEN
- EXCELLENT TRANSPORT LINKS

**69 Bridge Street, Newport, NP20 4AQ**  
**M2 Newport 01633 289622**  
**www.m2ea.co.uk**

Situated in the highly sought after Allt-Yr-Yn area on the favoured WEST side of Newport is this beautifully presented, recently constructed **THREE DOUBLE BEDROOM** semi detached town house. Located close to all local amenities, bus routes, the local cafe, pub/restaurant and beautiful walks with views at "Little Switzerland" whilst also having swift easy access to Junction 26 & 27 of the M4 making it perfect for commuting. Well presented throughout the property benefits from accommodation briefly comprising to the Ground Floor: Entrance Hallway, Fully Integrated Kitchen (Double Oven, Microwave, Fridge/Freezer, Dishwasher, Washing Machine) spacious Living Room / Dining Room and Cloakroom. On the First Floor: 2 Double Bedrooms and a Family Bathroom. On the Second Floor: Large Master Bedroom with fitted wardrobes and En-suite Shower Room. Outside to the Front/Side is a tandem driveway leading to a single garage with power & lighting with gated rear access and to the Rear is a beautifully landscaped private garden with lawn, decorative slate, various shrubs, patio areas to catch the sun at various times of the day and outside tap, fully enclosed by timber fencing. The property further benefits from having a gas combi boiler, UPVC Double Glazing throughout and 18 months left on the Taylor Wimpey warranty (snagging, defects etc) and 9.5 years left on the NHBC (Buildmark) guarantee.

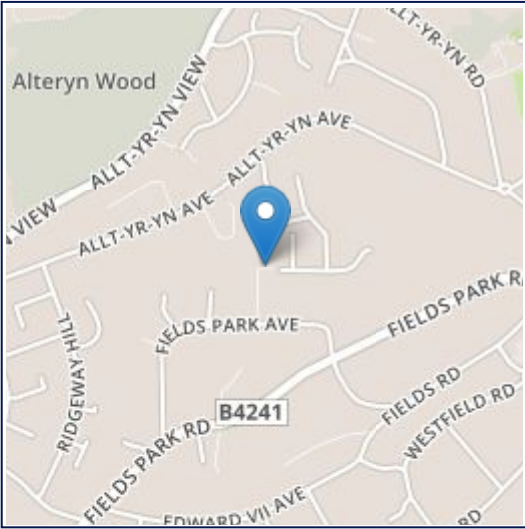
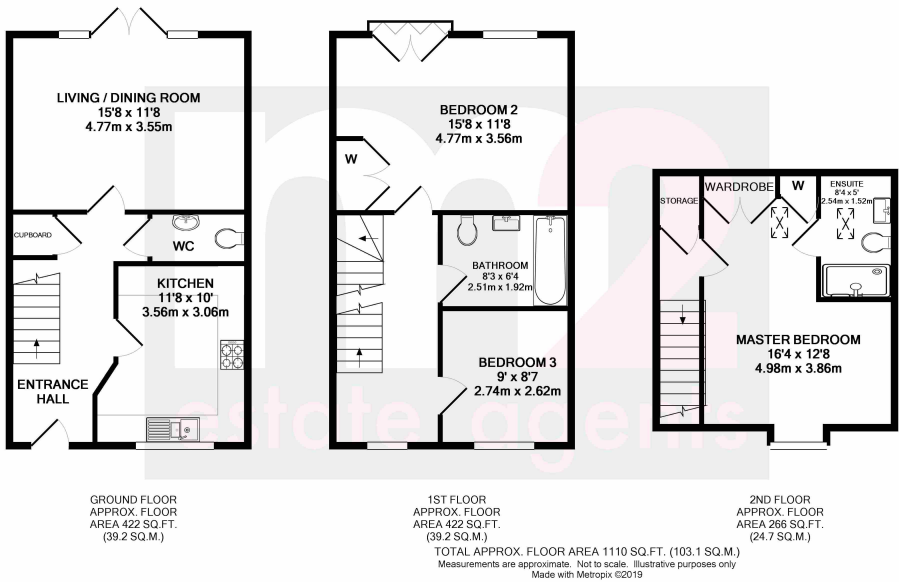
Viewing comes highly advised by the agents.

Services:

All mains services are connected.

Council Tax Band:

F - £1986.94



Awaiting EPC

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.