



**148 Hendre Farm Drive, Newport. NP19 9LP**  
**£210,000**  
**Tenure Freehold**

- **RENOVATED END TERRACE HOUSE**
- **3 BEDROOMS**
- **REFITTED KITCHEN/BREAKFAST ROOM**
- **GROUND FLOOR W/C**
- **LIVING / DINING ROOM**
- **REFITTED FIRST FLOOR SHOWER ROOM**
- **DRIVEWAY TO FRONT**
- **NO CHAIN**
- **CLOSE TO JUNCTION 24 OF THE M4**

**\*NO CHAIN!! RENOVATED, 3 BEDROOM END TERRACE HOUSE IN CONVENIENT LOCATION WITH REFITTED KITCHEN, LIVING/DINING ROOM, GROUND FLOOR W/C, REFITTED SHOWER ROOM, DRIVEWAY & THE EASIEST OF ACCESS TO JUNCTION 24 OF THE M4\***

Situated on the popular East side of Newport is this fully renovated, three bedroom end terrace house located close to all local amenities, bus routes, supermarkets, popular primary & secondary schools, shopping at Newport Retail Park whilst also having the easiest of access to Junction 24 of the M4 making it perfect for commuting.

The property has undergone a comprehensive renovation, including a roof overhaul, a new kitchen, the installation of a ground floor washroom and a modern first-floor shower room, redecoration, and new flooring. This renovation has transformed the property into an excellent family home. The ground floor features an entrance hall with a walk-in cloakroom leading to a washroom. The spacious lounge/dining room has a dual aspect, with French doors that open to the rear. The recently fitted kitchen boasts an extensive range of gloss white wall and base units, including a built-in oven and hob with ample space for a table. The first floor has a landing that leads to three bedrooms and a modern family shower room with an oversized shower, a washbasin and storage. Outside, the front of the property features a brick-paved car hardstanding and a lawned garden. Steps lead down to the main entrance and side access via a gate. The rear of the property has an L-shaped paved/tiled patio area that leads onto a lawned garden enclosed by recently erected fencing.

Services:

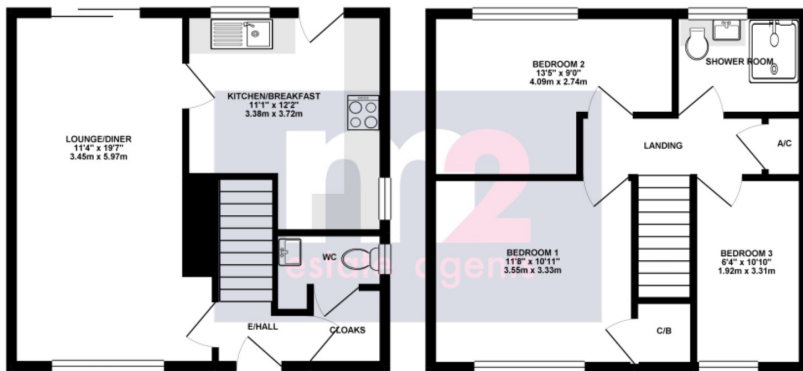
Council Tax Band:

B



GROUND FLOOR 406.71 sq. ft.  
(37.78 sq. m.)

1ST FLOOR 406.71 sq. ft.  
(37.78 sq. m.)



TOTAL FLOOR AREA : 813.43 sq. ft. ( 75.57 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+)	<b>A</b>	
(81-91)	<b>B</b>	87
(69-80)	<b>C</b>	90
(55-68)	<b>D</b>	
(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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