

TOTAL FLOOR AREA: 888.84 sq. ft. (81.95 sq. m.)



**11 Welland Crescent, Bettws, Newport. NP20  
7XJ**

**£150,000**

**Tenure Freehold**

- **GUIDE PRICE £150,000 - £160,000**
- **SPACIOUS & BEAUTIFULLY PRESENTED END-OF-TERRACE FAMILY HOME**
- **3 BEDROOMS**
- **MODERN FITTED KITCHEN & FAMILY BATHROOM**
- **IDEAL FOR COMMUTING WITH FANTASTIC MOTORWAY ACCESS**
- **FRONT & REAR GARDENS**
- **LIVING / DINING ROOM**
- **1.8 MILES FROM JUNCTION 26 OF THE M4 MOTORWAY**
- **CLOSE TO ALL AMENITIES, SCHOOLS & MAIN BUS ROUTES**
- **POTENTIAL TO CONVERT FRONT GARDEN INTO OFF-ROAD PARKING**

Beautifully presented & much improved by its current owners is this three bedroom end-of-terrace family home.

Situated in a popular and convenient location close to all local amenities, bus routes, walking distance to popular Primary & Secondary Schools and with easy access to junctions 25a & 26 of the M4 making it ideal for commuting to both Bristol & Cardiff.

Improved to a high standard, the property boasts spacious living accommodation briefly comprising;

Ground Floor: Entrance Hallway, Refitted modern Kitchen, Living/Dining Room.

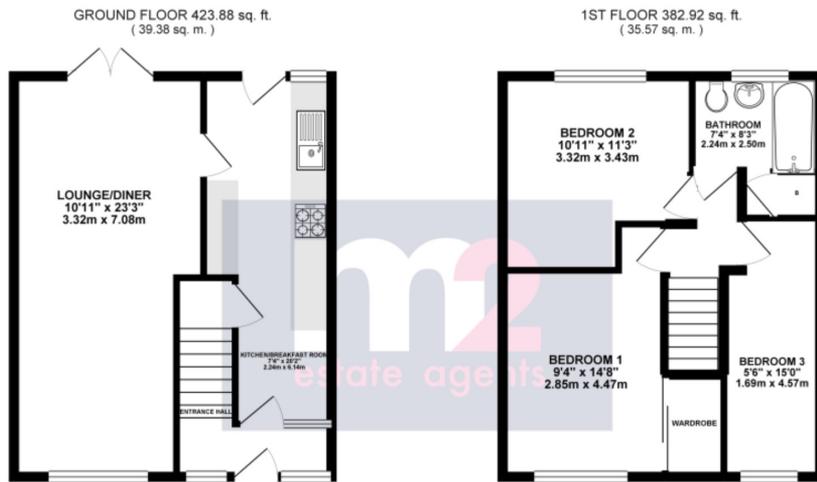
First floor: Three good size bedrooms and a modern family Bathroom.

Outside: To the front is a large front enclosed garden, with potential for extensive off-road parking & gated pathway leading to the front door & gated side access. To the rear is an enclosed landscaped garden with patio & grass area with rear gate providing access to the parking area.

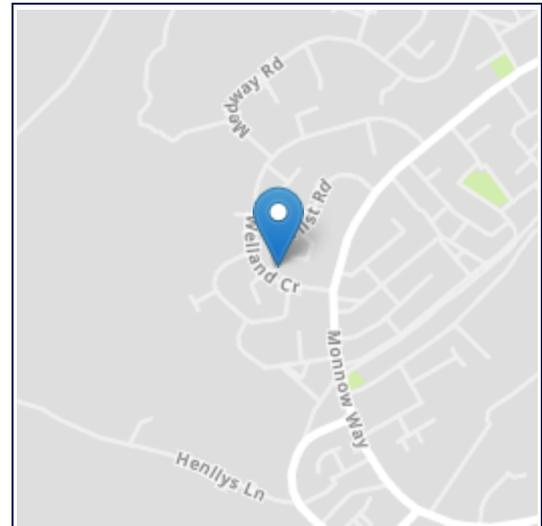
The property further benefits from having upvc double glazing and gas central heating via combination gas boiler.

Services:

Council Tax Band:



TOTAL FLOOR AREA: 806.80 sq. ft. (74.95 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 here are not tested and no guarantee is given to their operability or efficiency can be given.  
 Made with Netplan 02/21



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		
(69 to 80) <b>C</b>		<b>76</b>
(55 to 68) <b>D</b>	<b>61</b>	
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Wales &amp; N.Ireland</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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