



**31 Blaen Y Pant Crescent, Newport. NP20  
5QA  
£220,000  
Tenure Freehold**

- SEMI DETACHED FAMILY HOME
- 3 BEDROOMS
- KITCHEN / BREAKFAST ROOM
- LIVING ROOM
- UTILITY/W.C (NEEDS FINISHING)
- FIRST FLOOR SHOWER ROOM
- LARGE REAR GARDEN
- SUMMER HOUSE WITH POWER & LIGHTING
- GAS COMBI & UPVC DOUBLE GLAZING
- POPULAR LOCATION CLOSE TO JUNCTION 26

**\*3 BEDROOM, SEMI DETACHED HOUSE WITH LIVING ROOM, KITCHEN/BREAKFAST ROOM, FIRST FLOOR SHOWER ROOM, LARGE REAR GARDEN WITH EASY ACCESS TO JUNCTION 26 OF THE M4\***

Situated just off Malpas Road, backing onto the canal is this three bedroom semi detached house. Located close to all local amenities, shops, bus routes and schools whilst also having the easiest of access to junction26 of the M4 making it perfect for commuting.

The property offers huge potential with accommodation briefly comprising to the ground floor: entrance hall, living room, kitchen/breakfast room & utility room/w.c that has been insulated and boarded but does need finishing off. On the first floor: three bedrooms and shower room. Outside, to the front are steps down to the front door with gated side access. To the rear is a large garden backing onto the canal with covered patio area, grass area and summer house with electric and lighting.

The property further benefits from having a condensing combi boiler, upvc double glazing throughout and viewing is highly advised by the agents.

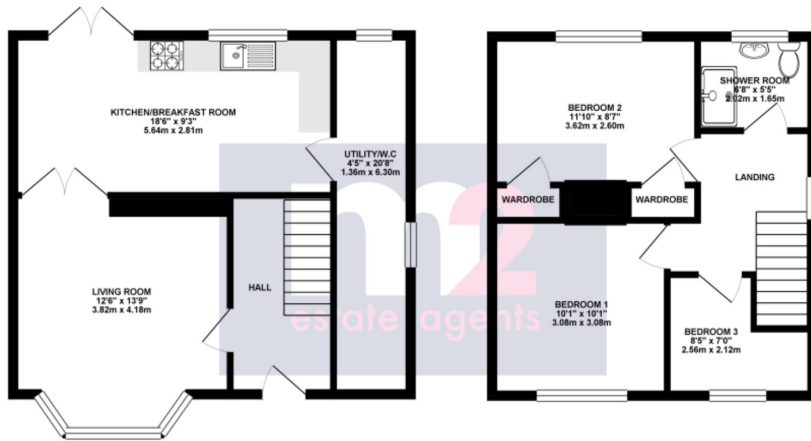
Services:

Council Tax Band:

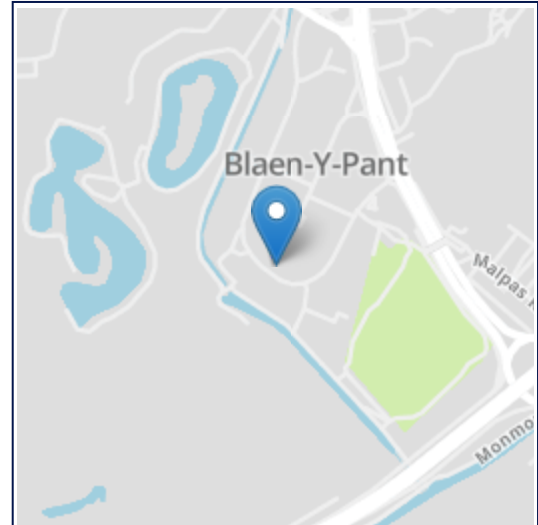


GROUND FLOOR 490.71 sq. ft.  
(45.59 sq. m.)

1ST FLOOR 375.36 sq. ft.  
(34.87 sq. m.)



TOTAL FLOOR AREA : 866.07 sq. ft. ( 80.46 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>		<b>86</b>
(69-80)		
<b>C</b>	<b>71</b>	
(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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