



**77 Cwm-Cwddy Drive, Bassaleg, Newport.
NP10 8JG
£375,000
Tenure Freehold**

- BEAUTIFUL DETACHED FAMILY HOME
- 4 BEDROOMS
- L SHAPED LOUNGE/DINER
- MODERN KITCHEN
- CONSERVATORY
- GROUND FLOOR W/C
- REFITTED SHOWER ROOM
- GOOD SIZE WELL KEPT GARDENS
- DRIVEWAY & GARAGE
- BASSALEG SCHOOL CATCHMENT AREA

HIGHLY SOUGHT AFTER LOCATION!! *BEAUTIFUL, 4 BEDROOM, DETACHED FAMILY HOME WITH SPACIOUS L SHAPED LOUNGE/DINING ROOM, REFITTED SHOWER ROOM, GARAGE & DRIVEWAY WITHIN BASSALEG SCHOOL CATCHMENT AREA

Situated in the sought after Rhiwderin area on the West side of Newport is this beautifully presented, four bedroom detached family home, close to all local amenities, sought after Primary & Secondary Schools, Pubs, Restaurants, bus routes, walking distance to Pye Corner Railway Station with direct lines to Cardiff whilst also having the easiest of access to junctions 27 & 28 of the M4 making it ideal for commuting to both Bristol & Cardiff.

The property occupies a generous plot with well kept gardens, driveway and garage having internal accommodation comprising: To the ground floor: An entrance hall with stairs to the first floor and cloakroom/wc. An L shaped Lounge/Dining Room with feature fire place leads to a good sized conservatory over looking the rear garden. A modern kitchen again enjoys an outlook over the rear garden and benefits from a built in oven, hob & extractor. To the first floor: A bright landing leads to 4 Bedrooms, 3 enjoying far reaching views over Rhiwderin, and a modern shower room. Outside: The property occupies a large well maintained plot comprising a block paved driveway and easily maintained garden to front laid with stone having inset flower beds. To the rear: A patio area with steps leading past flower beds and a green house to a level garden laid mainly to lawn with further seating areas enclosed by fencing with inset beds.

Garage: Accessed via an up and over door with power and light, door providing access to garden.

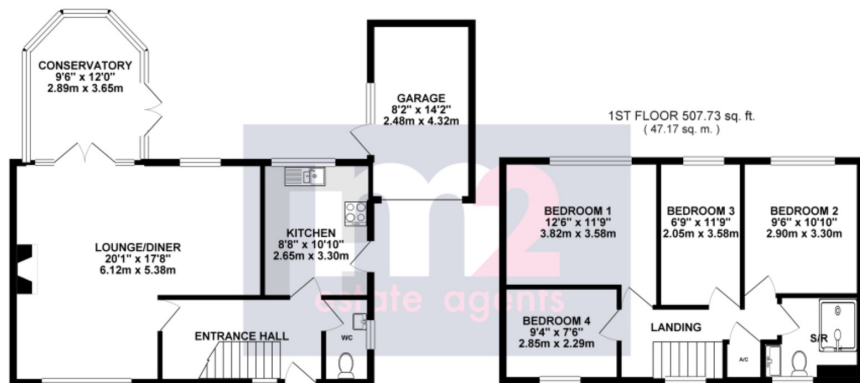
Services:

Council Tax Band:

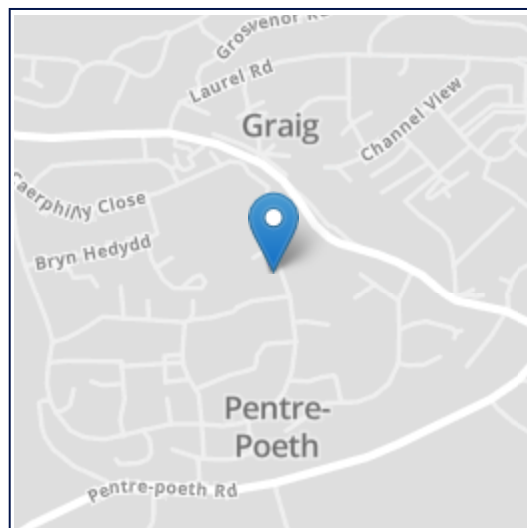
Band E



GROUND FLOOR 728.00 sq. ft.
(67.63 sq. m.)



TOTAL FLOOR AREA : 1235.73 sq. ft. (114.80 sq. m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
Made with Metronom 02/2023



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C	73	85
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales	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.

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.