



**22 Court Meadow, Langstone, Newport.
NP18 2NQ
£350,000
Tenure Freehold**

- **RENOVATED THROUGHOUT TO A HIGH STANDARD**
- **OPEN PLAN LIVING / DINING ROOM**
- **REFITTED KITCHEN**
- **3 BEDROOMS**
- **REFITTED EN-SUITE & FAMILY BATHROOM**
- **GARAGE & DRIVEWAY**
- **NO CHAIN**

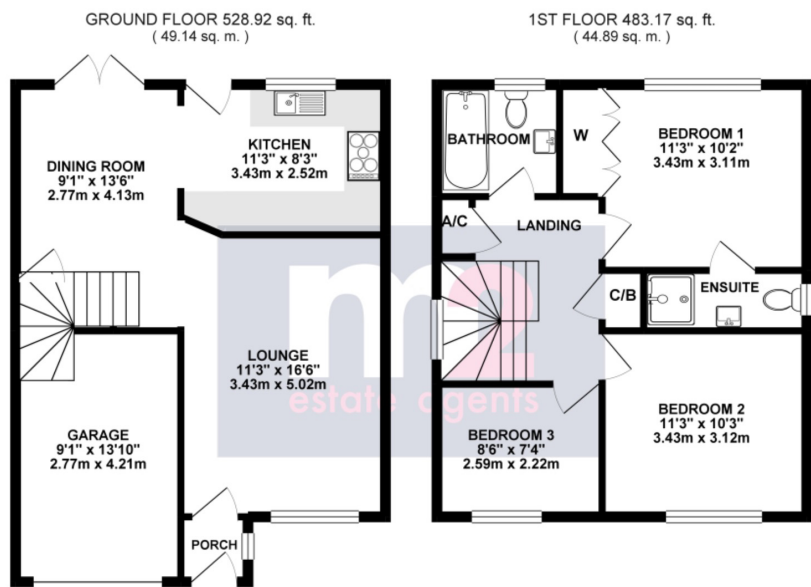
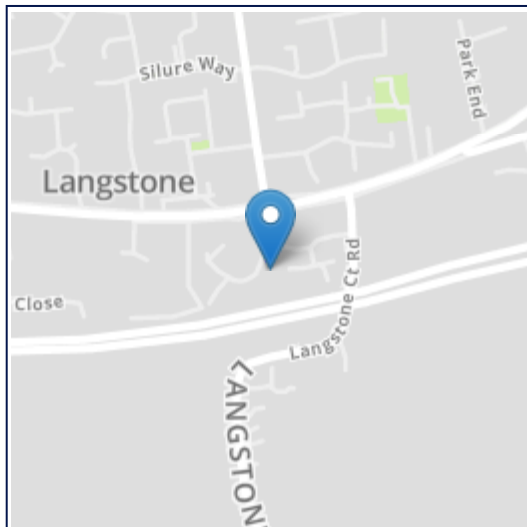
NO CHAIN!! RENOVATED, 3 BEDROOM DETACHED HOUSE IN SOUGHT AFTER LOCATION WITH REFITTED KITCHEN, LIVING/DINING ROOM, EN-SUITE, GARAGE & DRIVEWAY WITH THE EASIEST OF ACCESS TO JUNCTION 24 OF THE M4

Situated in the highly sought after Langstone area on the outskirts of Newport is this spacious, four bedroom detached family home. Located close to all local amenities, excellent schools, bus routes, shopping at Newport Retail Park and the world class leisure facilities at the Celtic Manor Resort whilst also having the easiest of access to junction 23 & 24 of the M4 making it perfect for commuting. Built by Redrow homes this well presented detached family home has recently benefited from extensive renovation including a superb contemporary Kitchen with integral appliances, a refitted family bathroom and en-suite shower room.

The property lies within a short distance of Junction 24 M4 providing commuters access to Cardiff & Bristol with accommodation comprising: To the ground floor: An entrance porch leads to a spacious lounge opening to dining room having stairs to the first floor and French doors to the rear. A superb contemporary kitchen leads off the dining room and is fitted with an extensive range of wall and base units having integral appliances. To the first floor: A landing leads to 3 bedrooms, the master benefiting from built in wardrobes and a refitted en-suite shower room. The family bathroom is fitted with a modern suite with shower over bath.

Outside: To the front: A paved driveway, with bordering beds, leads to the garage, main entrance and side access. To the rear: A landscaped garden with shaped patio area leading to a garden laid to lawn and enclosed by fencing

Services:
Council Tax Band:



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 have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

I/We acknowledge that I/we have read and understand your terms letter and that these property (22 Court Meadow, Newport, NP18 2NQ) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature _____ Print Name _____

Date _____

Signature _____ Print Name _____

Date _____