



**19 Blaen Y Pant Crescent, Newport. NP20
5QA
£210,000
Tenure Freehold**

- **BEAUTIFULLY PRESENTED SEMI DETACHED HOUSE**
- **2 DOUBLE BEDROOMS**
- **LIVING ROOM & DINING ROOM**
- **CONSERVATORY**
- **KITCHEN, UTILITY & W/C**
- **STUDY/STORE ROOM**
- **LARGE REAR GARDEN**
- **CLOSE TO JUNCTION 26 OF THE M4**

BEAUTIFULLY PRESENTED, 2 DOUBLE BEDROOM, SEMI DETACHED HOUSE WITH LIVING ROOM, DINING ROOM, KITCHEN, CONSERVATORY, W/C, UTILITY AREA, STUDY/STORE 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 two double bedroom semi detached house. Located close to all local amenities, shops, bus routes and schools whilst also having the easiest of access to junction 26 of the M4 making it perfect for commuting.

The property offers well planned accommodation briefly comprising to the ground floor: entrance porch, hall, living room, dining room, conservatory, kitchen, utility room, w/c & study/storage room. On the first floor: two double bedrooms both with fitted wardrobes and shower room. Outside, to the front are steps down to the front door with grass, shrubs and trees with gated side access. To the rear is a beautiful, large garden backing onto the canal with patio area & grass area with trees & shrubs.

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

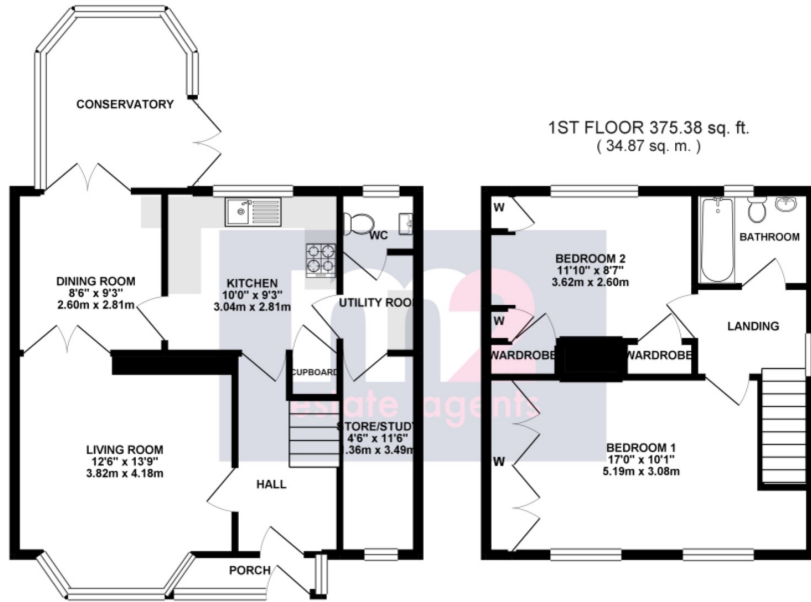
Services:

Council Tax Band:



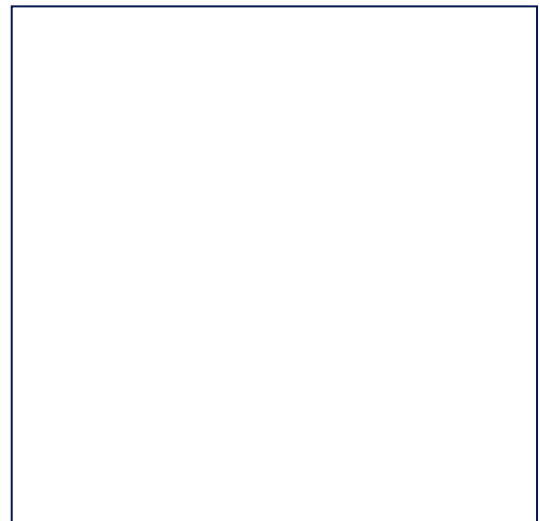
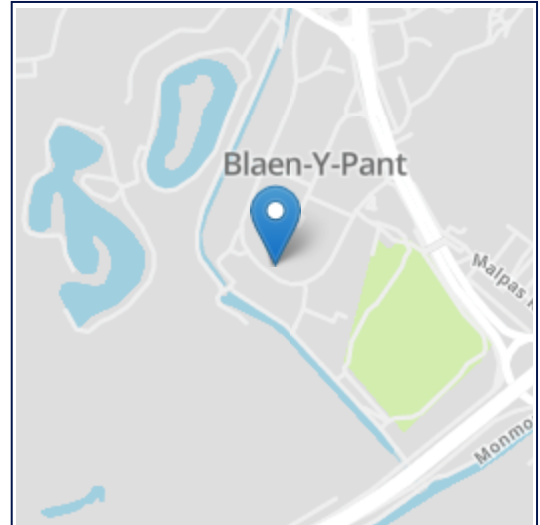
GROUND FLOOR 593.21 sq. ft.
(55.11 sq. m.)

1ST FLOOR 375.38 sq. ft.
(34.87 sq. m.)



TOTAL FLOOR AREA : 968.58 sq. ft. (89.98 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 details 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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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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