

7 Glanwern Grove, Newport. NP19 9BX
£299,950
Tenure Freehold

- **GUIDE PRICE £299,950 - £320,000**
- **SUBSTANTIAL 4 BEDROOM DETACHED HOME**
- **WELL PRESENTED THROUGHOUT**
- **GROUND FLOOR W/C & FIRST FLOOR BATHROOM**
- **MODERN KITCHEN**
- **LIVING ROOM & DINING ROOM**
- **GAS BOILER & UPVC DOUBLE GLAZING**
- **LOVELY VIEWS TO THE FRONT**
- **EXTRA LARGE REAR GARDEN BACKING ONTO WOODLAND**
- **PARKING TO REAR**

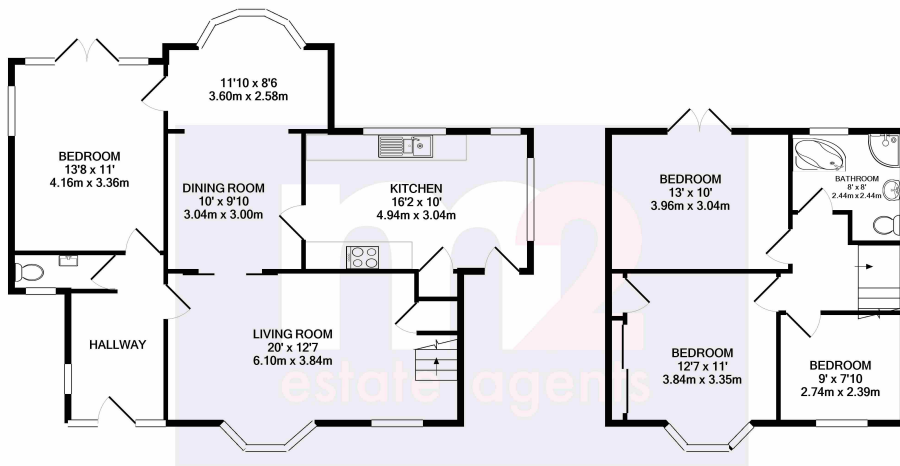
Situated just off Chepstow Road in an elevated position is this substantially extended, FOUR BEDROOM, detached house, located close to all local amenities, popular schools, bus routes, shopping at Newport Retail Park, world class leisure facilities at the Celtic Manor Resort whilst also having the easiest of access to junction 24 of the M4 making it perfect for commuting.

Well presented throughout, this detached family home offers spacious living accommodation briefly comprising, to the ground floor: Entrance Hallway, W/C, Bedroom, Living Room, Dining Room, Sun Room & Kitchen. On the first floor: 3 good size Bedrooms & 4 piece Bathroom. Outside to the front, steps lead up to the front door with patio seating area enjoying nice views. To the rear: a larger than average garden with patio area and brick storage shed, steps lead up to a large L shaped grass area that borders four neighbouring gardens. Gates from a rear lane provide off road parking, the gardens are enclosed with a variety a mature hedging.

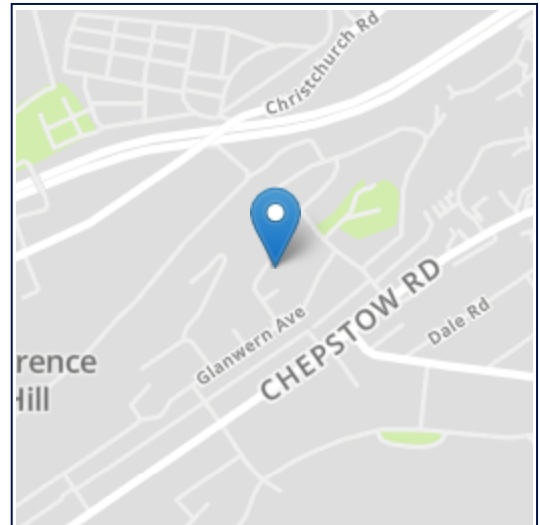
The property further benefits from having a gas boiler, upvc double glazing and viewing is highly advised by the agents.

Services:

Council Tax Band:



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 to 100)	A		
(81 to 91)	B		83
(69 to 80)	C		
(55 to 68)	D	68	
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		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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