



**47 St Brides Gardens, Newport. NP20 3AU**  
**£240,000**  
**Tenure Freehold**

- WELL PRESENTED SEMI DETACHED PROPERTY
- SITUATED CLOSE TO CARDIFF ROAD & J28 M4
- RECENTLY REDECORATED AND CARPETED
- LOUNGE OPENING TO DINING ROOM
- KITCHEN WITH INTEGRATED APPLIANCES
- 3 BEDROOMS
- BATHROOM
- DRIVEWAY & GARAGE
- EASILY MAINTAINED REAR GARDEN
- NO CHAIN

A WELL PRESENTED SEMI DETACHED HOME SITUATED JUST OFF CARDIFF ROAD, WITHIN EASY ACCESS OF JUNCTION 28 OF THE M4 AND NEWPORT CITY CENTRE.

THE PROPERTY BENEFITS FROM A LONG DRIVEWAY & SINGLE GARAGE AND HAS RECENTLY BEEN REDECORATED THROUGHOUT ALONG WITH NEW CARPETS.

In brief the accommodation comprises: to the ground floor: an entrance hall with stairs to the first floor, a lounge with bow window opens to the dining room having French doors to the garden. A peninsular breakfast bar leads to the kitchen which is fitted with an extensive range of wall and base units having integral appliances.

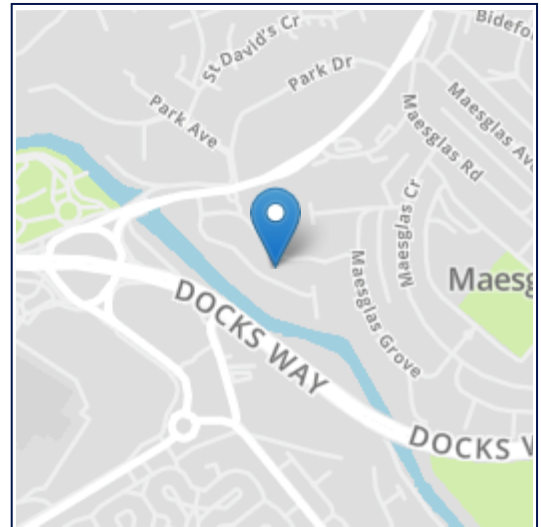
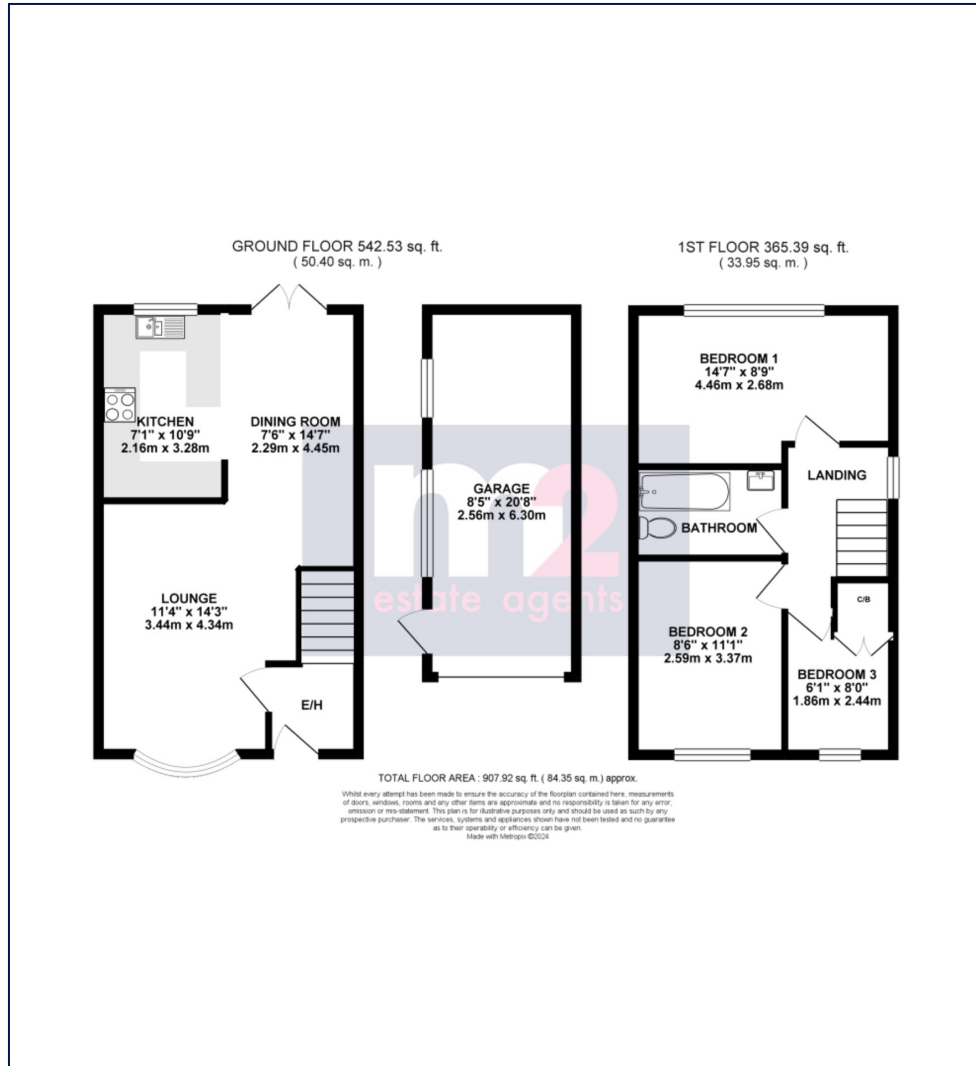
To the first floor: a landing leads to 3 bedrooms and a modern family bathroom with shower over bath.

Outside: a long driveway leads to the garage, the front garden is laid to lawn enclosed by hedging and pathways lead to the main entrance.

To the rear: an easily maintained garden being mainly paved with steps through raised beds laid with stone and Astro turf enclosed by fencing.

Garage accessed via an up and over door. Pedestrian door to garden.

Services:  
Council Tax Band:



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	<b>90</b>
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	<b>75</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.

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 ( 47 St Brides Gardens, Newport, NP20 3AU ) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature \_\_\_\_\_ Print Name \_\_\_\_\_

Date \_\_\_\_\_

Signature \_\_\_\_\_ Print Name \_\_\_\_\_

Date \_\_\_\_\_