



93 Glasllwch Crescent, Newport. NP10 9SG
£315,000
Tenure Freehold

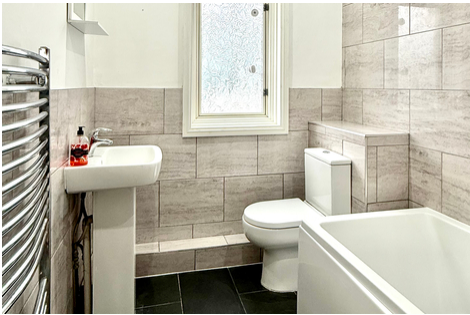
- **EXTENDED, SEMI DETACHED FAMILY HOME**
- **3 BEDROOMS**
- **KITCHEN/DINING/FAMILY ROOM**
- **UTILITY ROOM**
- **LIVING ROOM**
- **REFITTED BATHROOM**
- **GARAGE & DRIVEWAY**
- **EASY ACCESS TO JUNCTION 25 OF THE M4**
- **BASSALEG SCHOOL CATCHMENT AREA**
- **NO CHAIN**

NO CHAIN!! EXTENDED, 3 BEDROOM, SEMI DETACHED HOUSE WITH KITCHEN/DINING/FAMILY ROOM, UTILITY ROOM, LIVING ROOM, REFITTED BATHROOM, GARAGE & DRIVEWAY WITHIN BASSALEG SCHOOL CATCHMENT AREA

Situated in a convenient, sought after location on the West side of Newport is this extended, three bedroom semi detached family home, close to all local amenities, sought after Primary Schools and currently within Bassaleg school catchment. Walking distance to Pubs, Bus routes, Pye Corner Railway Station with direct lines to Cardiff whilst also having the easiest of access to junction 27 of the M4 making it ideal for commuting to both Bristol & Cardiff.

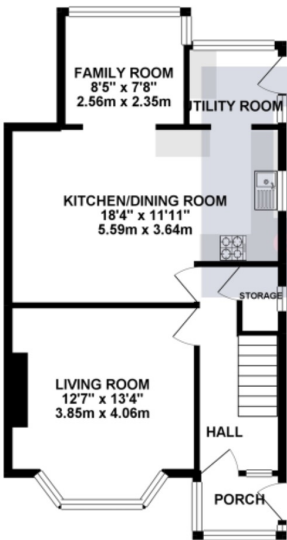
The property now boasts spacious family accommodation briefly comprising to the ground floor: Entrance Porch, Hallway, Living Room, under stairs storage with plumbing for w/c, open plan Kitchen/Dining/Family Room & Utility Room. On the first floor: Three good size Bedrooms and a Refitted Bathroom. Outside, to the Front: a lawn area with nice views, a large driveway provides ample off road parking leading to single garage with gate to the rear garden. To the Rear: a patio area leads to lawn and decorative stones with brick storage shed. and lawn.

The property further benefit's from having a gas combi boiler, upvc double glazing throughout and is being sold with no onward chain.
Services:
Council Tax Band:
E

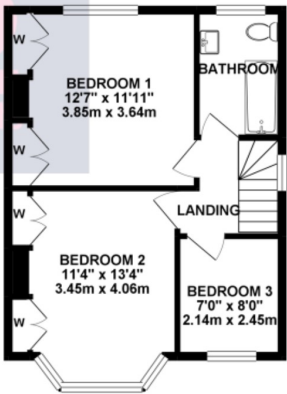


GROUND FLOOR 703.51 sq. ft.
(65.36 sq. m.)

GARAGE
8'7" x 16'5"
2.61m x 5.01m

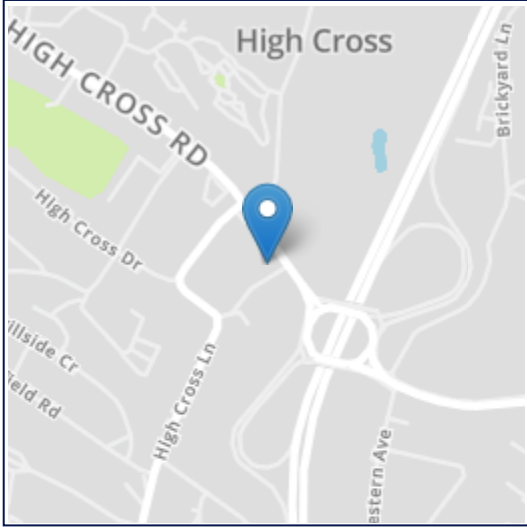


1ST FLOOR 439.42 sq. ft.
(40.82 sq. m.)



TOTAL FLOOR AREA : 1142.94 sq ft (106.18 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 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 Mapbox (2022)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		
(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.

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