



24 Gaer Park Lane, Newport. NP20 3ND
£220,000
Tenure Freehold

- **STUNNING SEMI DETACHED HOUSE**
- **3 BEDROOMS**
- **MODERN KITCHEN & BATHROOM**
- **LIVING / DINING ROOM**
- **WOOD BURNER**
- **FRONT & REAR GARDENS**
- **DOUBLE DRIVEWAY**
- **NO CHAIN**
- **VIEWING ADVISED**
- **GUIDE PRICE £220,000 - £230,000**

Situated on the favoured West side of Newport is this stunning, three bedroom semi detached family home, located close to all local amenities, popular schools, supermarkets and bus routes. Pye Corner Railway Station with direct lines to Cardiff is a short walk away whilst also having the easiest of access to Junctions 27 & 28 of the M4.

The property benefits from spacious living accommodation comprising to the Ground Floor: Entrance Hallway, Living/Dining Room with feature wood burner and modern Kitchen. On the First Floor are three bedrooms and a modern bathroom. Outside, to the front is a lawn area with various shrubs with path to the front door. To the side is a double driveway with a few steps down to pathway with gated rear access. To the rear is a patio area with steps down to lawn area leading to a further patio area, fully enclosed by timber fencing.

The property further benefits from having a gas combi boiler, upvc double glazing throughout and is being sold with no onward chain.

Services:

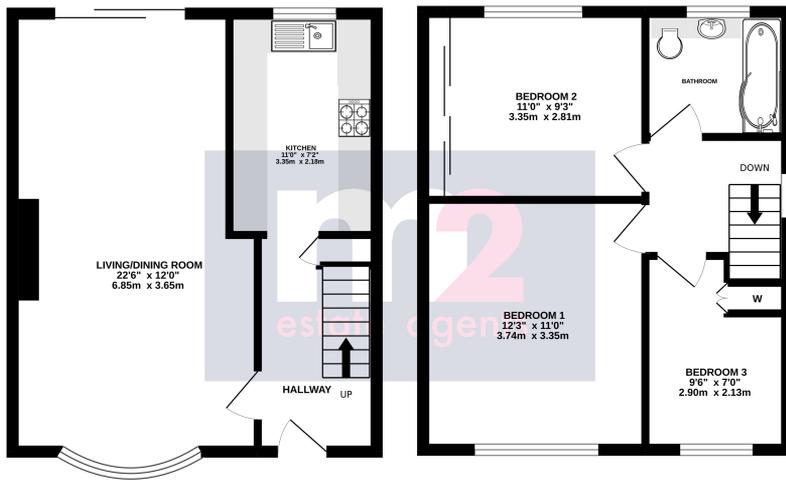
Council Tax Band:

C



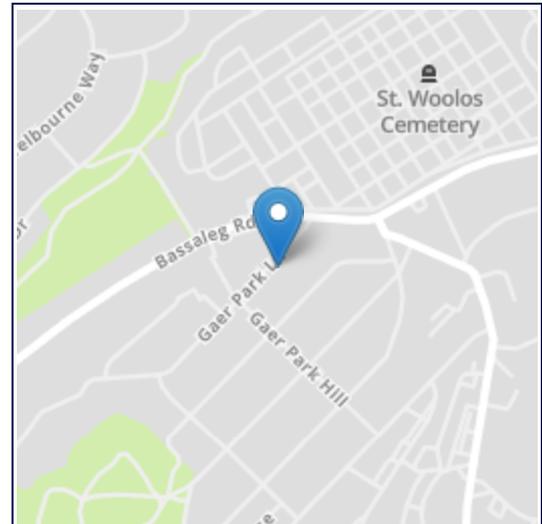
GROUND FLOOR
380 sq.ft. (35.3 sq.m.) approx.

1ST FLOOR
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA: 760 sq.ft. (70.6 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D	55	
(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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