



**24 Farmwood Close, Newport. NP19 9BP**  
**£220,000**  
**Tenure Freehold**

- LOVELY SEMI DETACHED HOUSE
- 3 BEDROOMS
- LIVING / DINING ROOM
- MODERN KITCHEN
- UTILITY AREA
- REFITTED BATHROOM
- GOOD SIZE REAR GARDEN
- GAS COMBI & UPVC DOUBLE GLAZING
- CLOSE TO JUNCTION 24 OF THE M4
- VIEWING ADVISED

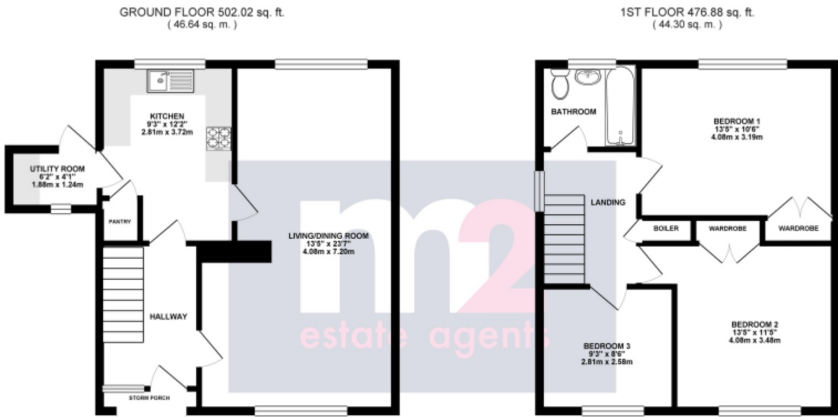


\*PERFECT FOR FIRST TIME BUYERS!! LOVELY, 3 BEDROOM, SEMI DETACHED HOUSE WITH LIVING/DINING ROOM, KITCHEN, UTILITY AREA, REFITTED BATHROOM, FRONT & REAR GARDENS WITH EASY ACCESS TO JUNCTION 24 OF THE M4\*

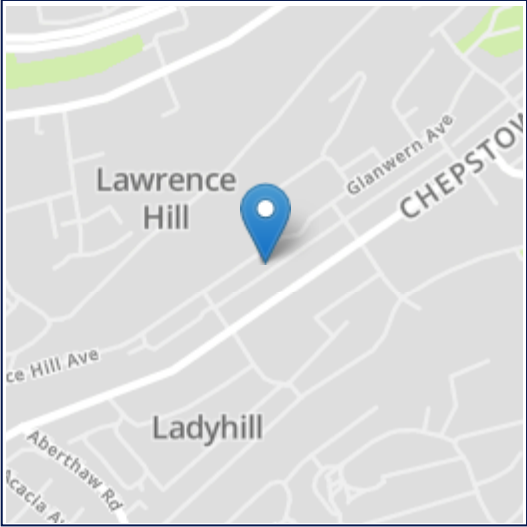
Situated just off Chepstow Road is this well presented, three bedroom, semi detached family home. Located close to all local amenities, popular schools, bus routes, shopping at Newport Retail Park, world class leisure facilities at the Celtic Manor Resort whilst also having the easiest of access to junction 24 of the M4 making it perfect for commuting.

Well presented throughout with living accommodation briefly comprising, to the ground floor: Entrance Hallway, Living/Dining Room, Kitchen & Utility Area. On the first floor: Three Bedrooms all with wardrobes as well as a refitted Bathroom. Outside to the front, steps lead down to the front door with decorative stones. To the rear: An enclosed garden with decking seating area and lawn area. The property further benefits from having a gas combi boiler, upvc double glazing throughout & viewing is highly advised by the agents.

Council Tax Band - D  
Services:  
Council Tax Band:  
D



TOTAL FLOOR AREA : 978.90 sq. ft. ( 90.94 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 misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Hoxby 0022



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	78
(55-68)	D	61
(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.

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 ( 24 Farmwood Close, Newport, NP19 9BP ) details have been checked and:

Are Correct

Are Correct with Attached Amendments

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

Date \_\_\_\_\_

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

Date \_\_\_\_\_