



116 Melfort Road, Newport. NP20 3FS
£360,000
Tenure Freehold

- SYMPATHETICALLY RENOVATED SEMI DETACHED HOUSE
- 3 BEDROOMS
- LOUNGE WITH WOODEN FLOOR
- DINING ROOM WITH BAY WINDOW
- MODERN KITCHEN

- MODERN SHOWER ROOM & GROUND FLOOR W/C
- RETAINING MANY ORIGINAL FEATURES
- LARGE CORNER PLOT WITH EXTENSIVE PARKING
- GARAGE

Situated on the favoured west side of Newport is this attractive period property, located close to all local amenities, popular schools, supermarkets, bus routes whilst also having the easiest of access to Junctions 27 & 28 of the M4.

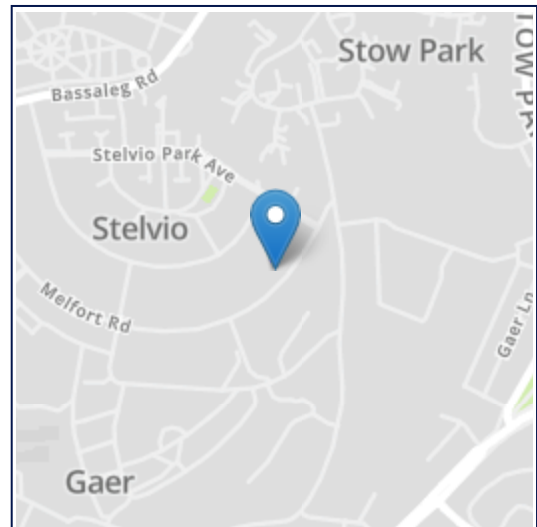
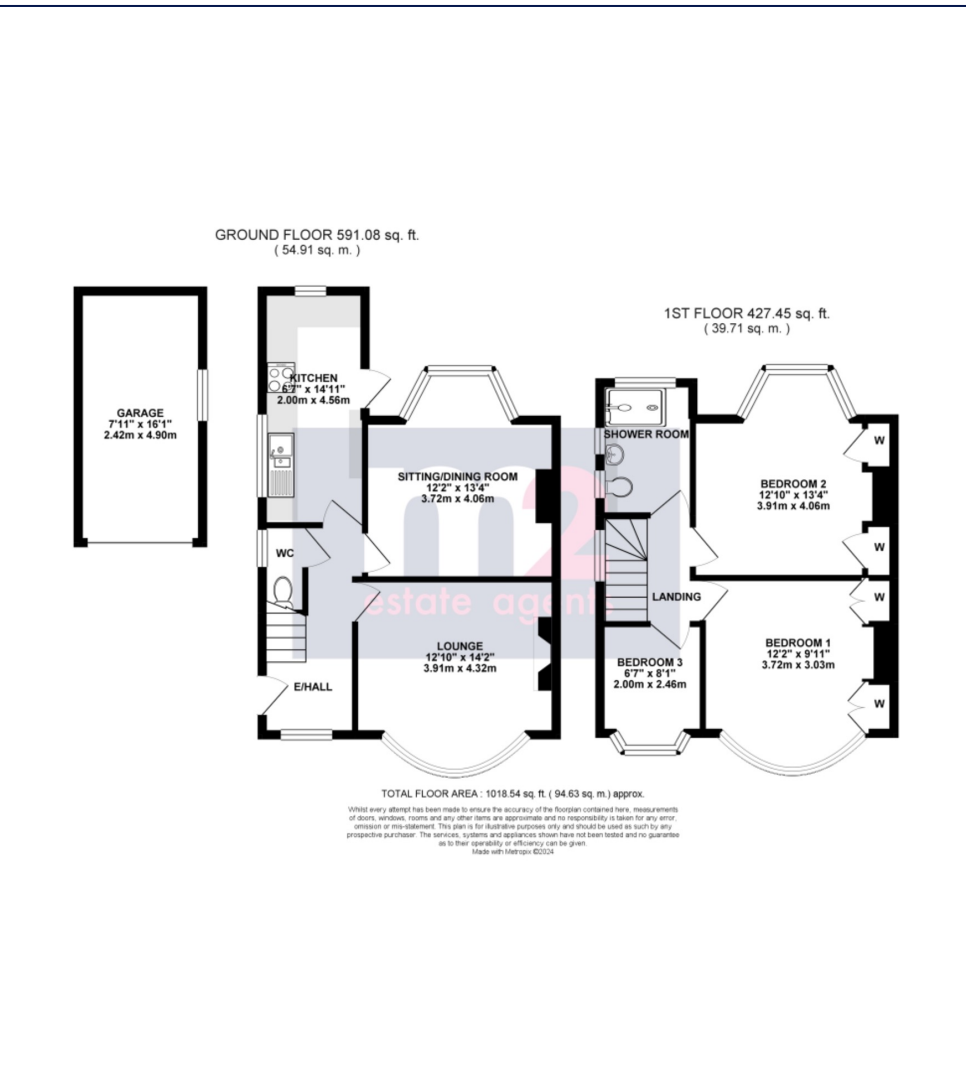
Offering stylish, spacious, living accommodation, this semi-detached family home is immaculate throughout, with bright and airy rooms from its over-sized bay windows, off nearly every room in the house. These beautiful bay windows create light spaces with expanding views. Melfort Road has always been an extremely sought-after location, just off Bassaleg Road and close to Cardiff road.

In brief, the property comprises: To the ground floor: A large entrance hallway with staircase to the first floor and W/C beneath with Canadian wood flooring to the majority of the ground floor. The Lounge is positioned at the front with its oversized bay window and The Dining Room is positioned at the rear, again with a large bay window providing fantastic far reaching views over towards the Bristol Channel. The modern fitted kitchen is positioned at the rear of the property, with original chequer board tiled floor & door giving access into the rear garden. On the first floor there are three good size bedrooms, all decorated beautifully and a modern shower room. The property has been well maintained and well-presented throughout, also benefitting from a superb rear garden with fantastic views over the Bristol Channel.

Outside: the property occupies a large corner plot. To the front: A brick paved driveway provides extensive parking and leads to the detached single garage. Low maintenance garden having inset flowerbeds, part enclosed by walling with gate to side access. To the rear: A full width patio area, enjoys a sunny aspect, with steps down to a lawned garden enclose by hedging. Located beneath the house are 2 useful storage rooms.

The property also comes with UPVC double glazing and gas central heating.

Viewings are highly recommended.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	78
(55-68)	D	59
(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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I/We acknowledge that I/we have read and understand your terms letter and that these property (116 Melfort Road, Newport, NP20 3FS) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature _____ Print Name _____

Date _____

Signature _____ Print Name _____

Date _____