



**115 Heol Senni, Bettws, Newport. NP20 7GB**  
**£210,000**  
**Tenure Freehold**

- IMMACULATE MID TERRACE HOUSE
- 2 BEDROOMS
- KITCHEN / BREAKFAST ROOM
- LIVING ROOM
- EASILY MAINTAINED REAR GARDEN
- GROUND FLOOR W/C
- DOUBLE DRIVEWAY
- FIRST FLOOR BATHROOM

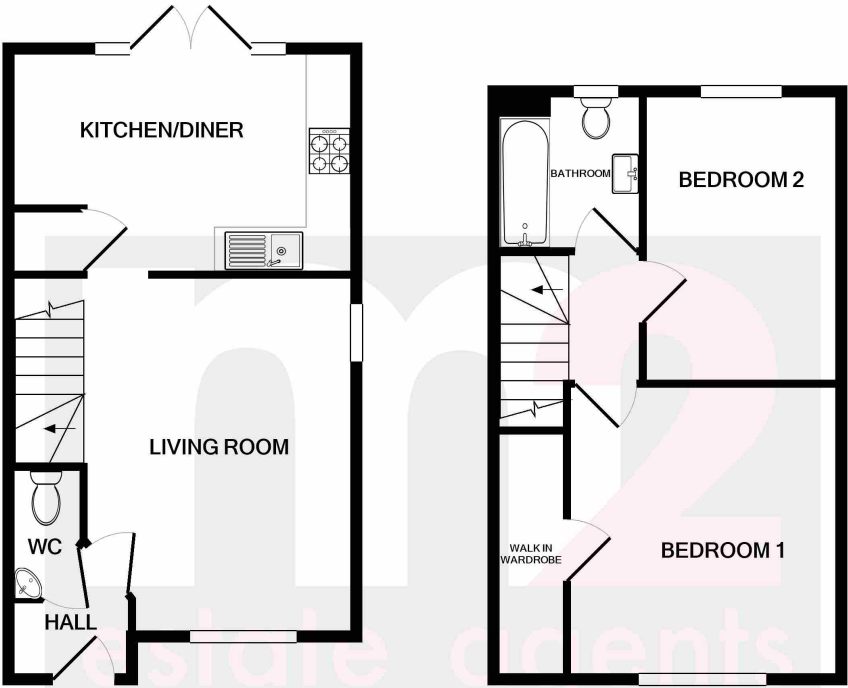
**\*PERFECT FOR FIRST TIME BUYERS\* STYLISH, MODERN 2 DOUBLE BEDROOM MID LINK HOUSE IN A QUIET CUL-DE-SAC WITH KITCHEN/DINING ROOM, LIVING ROOM, FIRST FLOOR BATHROOM, GROUND FLOOR W/C, PRIVATE REAR GARDEN & DOUBLE DRIVEWAY\***

Situated at the end of a quiet, maturing development in a popular & convenient location is stylishly presented 2 bedroom mid terrace house. Located close to all local amenities, popular schools, bus routes whilst also having easy access to junctions 25a & 26 of the M4 making it perfect for commuting.

The accommodation briefly comprises to the ground floor: Entrance Hall, Cloakroom, Living Room, Kitchen / Dining Room with French doors to the garden. On the First Floor: 2 Double Bedrooms with walk in wardrobe to the master and a Family Bathroom. Outside to the front is a double driveway. To the Rear: a private garden backing onto the school playing fields with patio area leading onto decorative stones with a variety of shrubs & gated rear access.

The property further benefits from having UPVC Double Glazing throughout and a gas combi boiler.

Services:  
Council Tax Band:



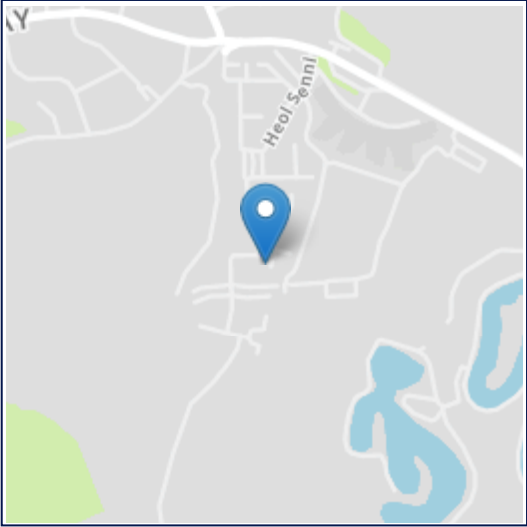
GROUND FLOOR  
APPROX. FLOOR  
AREA 346 SQ.FT.  
(32.2 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 335 SQ.FT.  
(31.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 682 SQ.FT. (63.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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+) <b>A</b>		97
(81-91) <b>B</b>	82	
(69-80) <b>C</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		
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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