

**132 Aberthaw Road, Newport. NP19 9QS**  
**£199,950**  
**Tenure Freehold**

- **GUIDE PRICE £199,950 - £210,000**
- **RENOVATED END TERRACE HOUSE**
- **3 BEDROOMS**
- **LIVING / DINING ROOM**
- **LARGE CONSERVATORY OVERLOOKING GARDEN**
- **REFITTED KITCHEN**
- **UTILITY ROOM**
- **REFITTED FIRST FLOOR BATHROOM**
- **CLOSE TO JUNCTION 24 OF THE M4**



**\*RENOVATED, 3 BEDROOM HOUSE IN CONVENIENT LOCATION WITH LIVING/DINING ROOM, LARGE CONSERVATORY, REFITTED KITCHEN, UTILITY ROOM, REFITTED BATHROOM, GOOD SIZE FLAT REAR GARDEN & EASY ACCESS TO JUNCTION 24 OF THE M4\* GUIDE PRICE £199,950 - £210,000\***

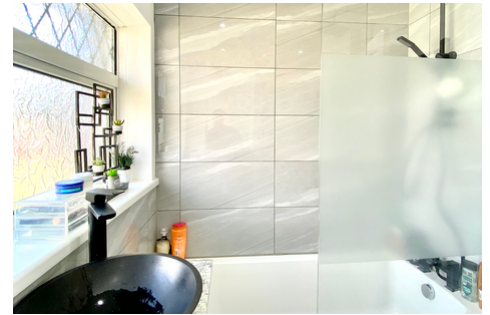
Situated on the popular East side of Newport is this renovated, three bedroom, end terraced house located close to all local amenities, bus routes, supermarkets, popular primary & secondary schools, shopping at Newport Retail Park whilst also having the easiest of access to Junction 24 of the M4 making it perfect for commuting.

Tastefully renovated throughout the accommodation briefly comprises to the ground floor: entrance hall, living/dining room opening to a large conservatory and refitted kitchen with utility room. On the first floor: three bedrooms and a refitted bathroom. Outside: To the front, steps lead down to the front door with gated side access. To the rear: a large level garden with lawn and patio area.

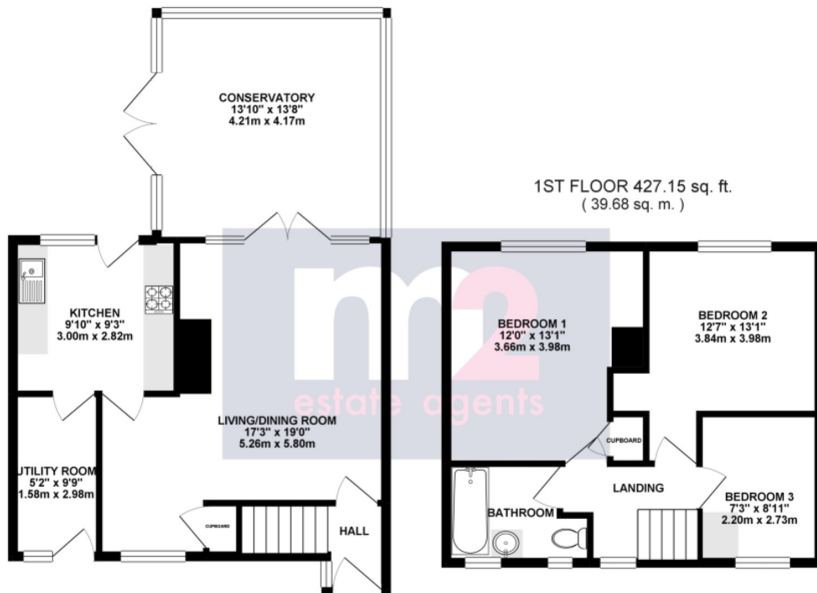
The property further benefits from a gas combi boiler, double glazing throughout and viewing is highly advised by the agents.

Services:

Council Tax Band:

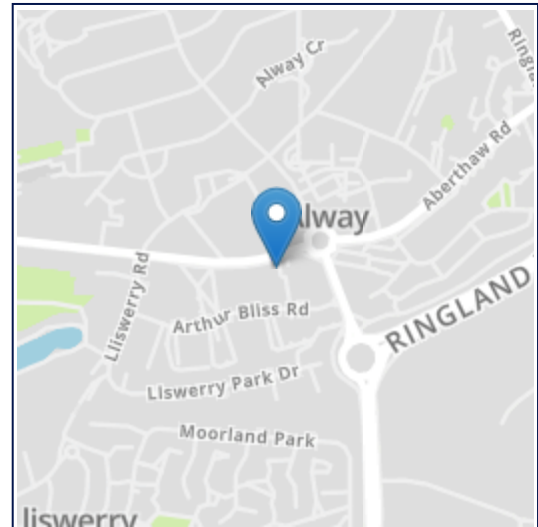


GROUND FLOOR 622.86 sq. ft.  
(57.87 sq. m.)



TOTAL FLOOR AREA: 1050.01 sq. ft. (97.55 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 in such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given. Made with Metropen ©2014



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)		
<b>C</b>		
(55-68)		
<b>D</b>		
(39-54)		
<b>E</b>	56	
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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 ( 132 Aberthaw Road, Newport, NP19 9QS ) details have been checked and:

Are Correct

Are Correct with Attached Amendments

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

Date \_\_\_\_\_

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

Date \_\_\_\_\_