

9 Willow Drive, Llanmartin, Newport. NP18 2EX
£190,000
Tenure Freehold

- **GUIDE PRICE £190,000 - £210,000**
- **BEAUTIFULLY PRESENTED & MUCH IMPROVED THROUGHOUT**
- **3 GOOD SIZE BEDROOMS**
- **MODERN KITCHEN & GORGEOUS FAMILY BATHROOM**

- **POPULAR LOCATION BETWEEN NEWPORT & MAGOR**
- **CLOSE TO LOCAL AMENITIES, SCHOOLS & MAIN BUS ROUTES**
- **BEAUTIFULLY LANDSCAPED REAR GARDEN WITH WOODLAND VIEWS**

SPACIOUS & BEAUTIFULLY PRESENTED, 3 BEDROOM FAMILY HOME WITH MODERN KITCHEN, GORGEOUS FAMILY BATHROOM, OPEN-PLAN LOUNGE/DINER & FANTASTIC LANDSCAPED REAR GARDEN

A spacious and beautifully presented three bedroom family home. Located in a popular & convenient location between Newport and Magor.

This superb family home is close to all local amenities, popular schools, bus routes whilst also having easy access to the M4 making it perfect for commuting.

This modern accommodation briefly comprises:

Ground Floor: Open-Plan modern Kitchen/Breakfast room, Lounge/Diner with large window overlooking rear.

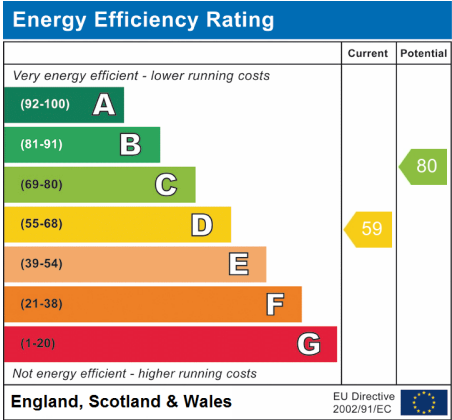
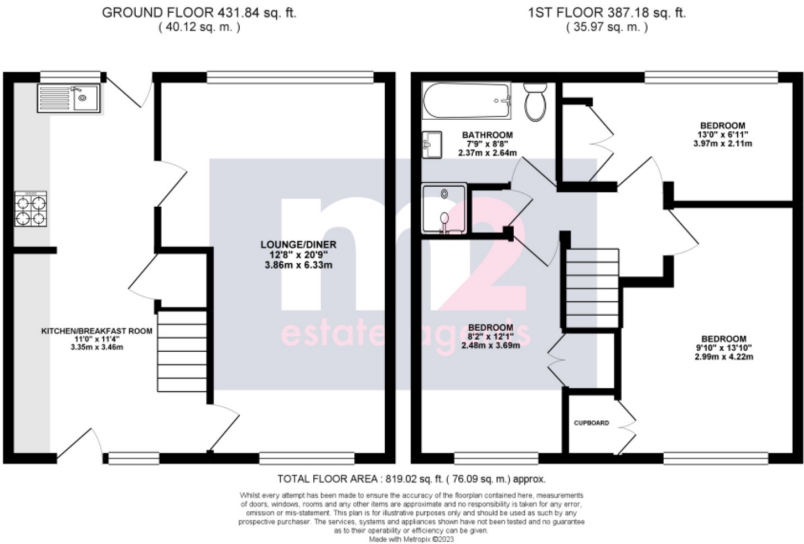
First Floor: Three good size, beautifully decorated bedrooms and a stunning 4-piece family bathroom.

Outside to the front, a small lawn with pathway to front entrance.

Rear Garden: a private garden, landscaped beautifully with a large patio sitting area, ideal for BBQs and socialising with family & friends, a few steps up to the level lawns with large timber storage shed/summer house.

The property further benefits from having UPVC Double Glazing and a modern gas boiler. Viewings come highly recommended by the agents.

Services:
Council Tax Band:



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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