



34 Pendragon Grove, Newport. NP20 2QZ
£230,000
Tenure Freehold

- **ATTRACTIVE SEMI DETACHED HOUSE**
- **2 BEDROOMS**
- **KITCHEN / BREAKFAST ROOM**
- **SPACIOUS LIVING ROOM**
- **IDEAL FOR FIRST TIME BUYERS**
- **GOOD SIZE REAR GARDEN**
- **GROUND FLOOR W/C & FIRST FLOOR BATHROOM**
- **SOUGHT AFTER DEVELOPMENT**
- **EXCELLENT ROADS LINKS TO JUNCTION 28 OF THE M4.**

PERFECT FOR FIRST TIME BUYERS! STYLISH, 2 BEDROOM, SEMI DETACHED HOUSE IN SOUGHT AFTER LOCATION WITH KITCHEN/BREAKFAST ROOM, SPACIOUS LOUNGE, W/C, FIRST FLOOR BATHROOM, DRIVEWAY & LARGE GARDEN

A stylish, modern, semi detached house situated on the popular Mon Bank estate, situated just off Cardiff Road. The property offers ideal accommodation for a first time buyer and benefits from a good size enclosed level rear garden with sunny aspect.

In brief the accommodation comprises: To the Ground Floor: An entrance hall with W/C, spacious lounge with stairs to the first floor. A kitchen/breakfast room runs the full width of the house with integral appliances and French doors opening to the rear garden. To the First Floor: 2 double bedrooms, the master having built in wardrobes and a family bathroom with shower over bath. Outside: To the front, a partly lawned area with hedging, a side driveway provides parking for 2 vehicles with gate leading to rear. To the rear, a full width patio area leads onto a level rear garden enjoying a sunny aspect laid to lawn enclosed by fencing.

The property further benefits from a gas combi boiler, UPVC double glazing throughout and a number of years left on the NHBC warranty.

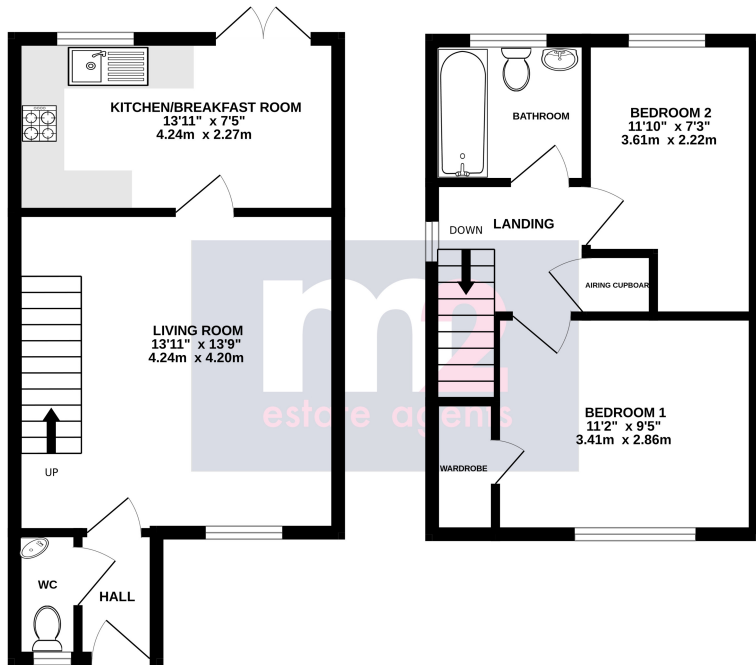
Services:

Council Tax Band:



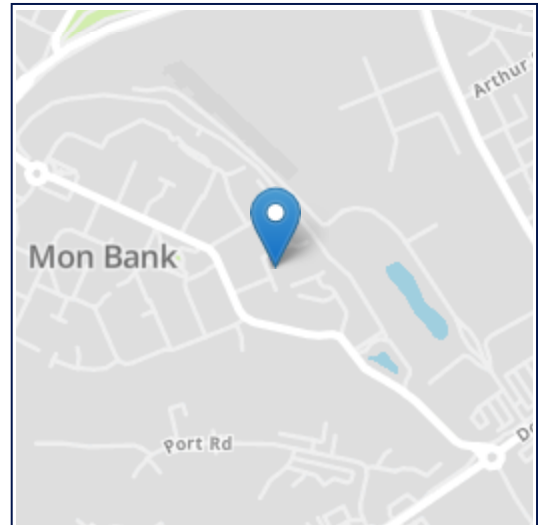
GROUND FLOOR
328 sq.ft. (30.5 sq.m.) approx.

1ST FLOOR
295 sq.ft. (27.4 sq.m.) approx.



TOTAL FLOOR AREA : 624 sq.ft. (57.9 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 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+)		96
A		
(81-91)	82	
B		
(69-80)		
C		
(55-68)		
D		
(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 (34 Pendragon Grove, Newport, NP20 2QZ) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature _____ Print Name _____

Date _____

Signature _____ Print Name _____

Date _____