



6 Brynglas Avenue, Newport. NP20 5LR
£210,000
Tenure Leasehold

- **DOUBLE BAY FRONTED HOUSE**
- **RENOVATED THROUGHOUT**
- **BEAUTIFUL KITCHEN / DINING ROOM**
- **UTILITY ROOM / W.C**
- **LIVING ROOM**
- **3 BEDROOMS**
- **SPACIOUS FIRST FLOOR BATHROOM**
- **NO CHAIN**

***RENOVATED THROUGHOUT! DOUBLE BAY FRONTED, 3 BEDROOM HOUSE WITH REFITTED KITCHEN/DINING ROOM, UTILITY ROOM/W.C, LIVING ROOM, SPACIOUS BATHROOM, NO ONWARD CHAIN WITH EASY ACCESS TO JUNCTION 26 OF THE M4* 999 YEAR LEASE FROM 1893, GROUND RENT £2.10 P/A, OPTION TO BUY LEASE.**

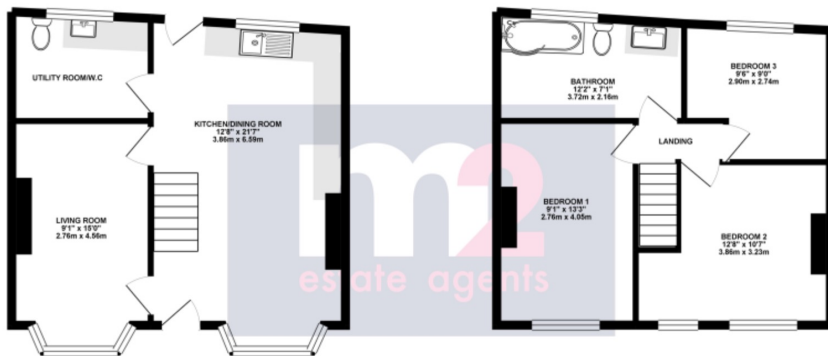
Services:

Council Tax Band:



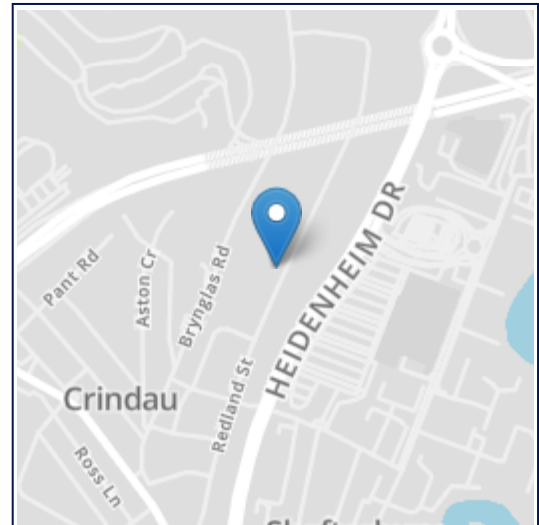
GROUND FLOOR 449.21 sq. ft.
(41.73 sq. m.)

1ST FLOOR 427.99 sq. ft.
(39.76 sq. m.)



TOTAL FLOOR AREA : 877.20 sq. ft. (81.49 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the Russian contained here, measurements of doors, windows, floors 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, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Homestyler 02/23



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		85
B		
(69-80)		
C		
(55-68)	66	
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.

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 (6 Brynglas Avenue, Newport, NP20 5LR) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature _____ Print Name _____

Date _____

Signature _____ Print Name _____

Date _____