



**29 Cae Perllan Road, Newport. NP20 3FW**  
**GUIDE PRICE £315,000**  
**£315,000 - £325,000**  
**Tenure Freehold**

- GUIDE PRICE £315,000 - £325,000
- BEAUTIFUL PERIOD SEMI DETACHED HOUSE
- 3 BEDROOMS
- KITCHEN / DINING ROOM
- LIVING ROOM
- GROUND FLOOR W/C
- MOSTLY TRIPLE GLAZED
- GATED DRIVEWAY
- SOUGHT AFTER LOCATION
- STYLISH FIRST FLOOR BATHROOM
- GOOD SIZE REAR GARDEN



GUIDE PRICE £315,000-£325,000 \*BEAUTIFULLY PRESENTED, EXTENDED, 3 BEDROOM SEMI DETACHED HOUSE WITH LIVING ROOM, REFITTED KITCHEN/DINING ROOM, GROUND FLOOR W/C, FIRST FLOOR BATHROOM, DRIVEWAY & GOOD SIZE REAR GARDEN\*

A beautifully presented, extended, three bedroom, traditional bay fronted family home situated in this popular location within walking distance to all local amenities, doctors, schools, shops & supermarkets and enjoying lovely views towards the Bristol Channel.

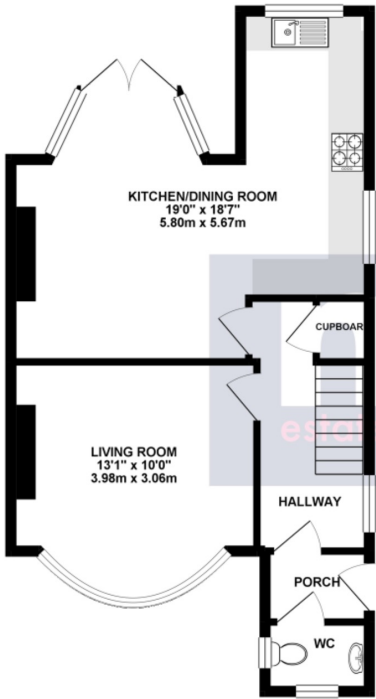
Stylish throughout the property offers modern living accommodation briefly comprising, to the ground floor: entrance porch, w/c, entrance hallway with original parquet flooring and under stairs storage cupboard, living room with bay window, and stylish kitchen/dining room with French doors opening to the rear garden (perfect for those summer bbq's). On the first floor: three bedrooms with fitted wardrobes to bedrooms 1 & 2 with a stylish family bathroom with P shaped bath. Outside, to the front: a gated driveway to the side of the house providing off road parking with decorative stone and a variety of shrubs to the front. To the rear: a paved patio area with steps up to a seating area with further steps up to a lawn area with path to a covered decking area and timber storage shed.

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

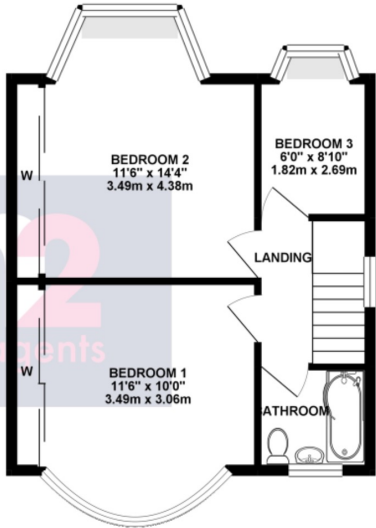
Services:  
Council Tax Band:  
D



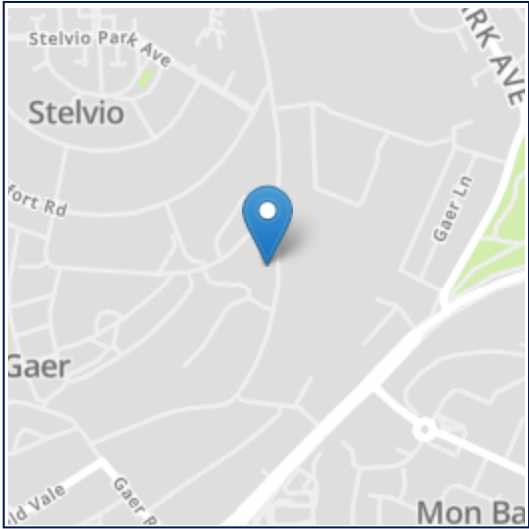
GROUND FLOOR 532.84 sq. ft.  
( 49.50 sq. m. )



1ST FLOOR 442.40 sq. ft.  
( 41.10 sq. m. )



TOTAL FLOOR AREA : 975.24 sq. ft. ( 90.60 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.  
Made with Metropis 6/2/20



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(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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