



**90 Brynglas Drive, Newport. NP20 5QS**  
**£180,000**  
**Tenure Freehold**

- **GUIDE PRICE - £180,000 - £190,000**
- **SPACIOUS FAMILY HOME IN POPULAR LOCATION**
- **3 BEDROOMS**
- **OPEN-PLAN LOUNGE INTO DINING ROOM**
- **ON-STREET PARKING**

- **UTILITY ROOM**
- **MODERN FITTED KITCHEN**
- **EXCELLENT MOTORWAY ACCESS IDEAL FOR COMMUTING**
- **CLOSE TO ALL AMENITIES, GOOD SCHOOLS & MAIN BUS ROUTES**
- **ENCLOSED, LOW MAINTENANCE REAR GARDEN**

**\*SPACIOUS FAMILY HOME, OPEN-PLAN LOUNGE INTO DINING AREA, MODERN KITCHEN & UTILITY ROOM, CONTEMPORARY FAMILY BATHROOM, 3 BEDROOMS, ON-STREET PARKING, EXCELLENT MOTORWAY ACCESS, ENCLOSED REAR GARDEN\***

This fantastic, spacious family home is conveniently located off Malpas Road, Newport. Providing easy access to the M4 motorway, making it ideal for anyone wanting to commute to other cities including Cardiff and Bristol.

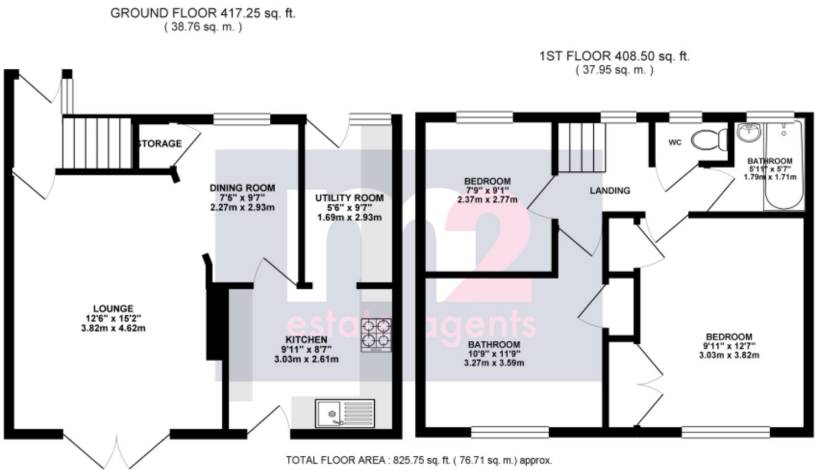
It offers spacious, yet cosy living accommodation, whilst providing large rooms with bags of space for all the family. The entrance Hallway provides the main access into the generous Lounge opening into Dining Room. The kitchen provides ample preparation worktops and space for white goods and inset sink with mixer-tap. The large Utility room is accessed just off the kitchen.

The first floor of this substantial mid-terraced property provides three good size bedrooms and a contemporary family bathroom with separate W/C.

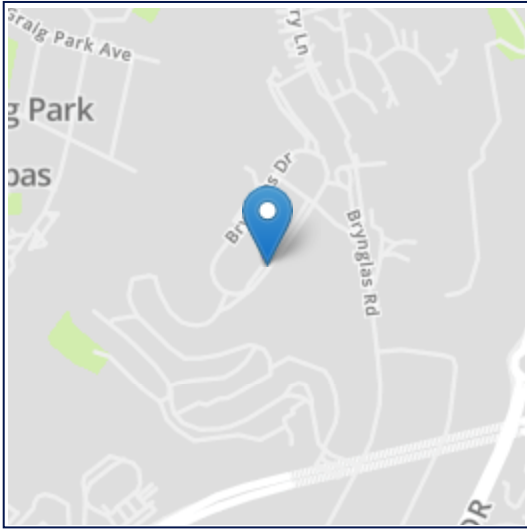
Externally, this ideal family home provides an enclosed low maintenance rear garden with a large patio area and lawn.

The property also benefits from gas central heating and UPVC double glazing.

- Services:
- All mains services
- Council Tax Band:



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 Metagen 602023



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.