



**23 Pendragon Grove, Newport. NP20 2QZ**  
**£280,000**  
**Tenure Freehold**

- NO CHAIN
- 3 BEDROOMS
- MODERN SEMI DETACHED PROPERTY
- POPULAR MON BANK DEVELOPMENT
- GOOD SIZE LOUNGE
- GROUND FLOOR W/C
- KITCHEN/BREAKFAST ROOM
- FAMILY BATHROOM AND EN SUITE
- SHOWER ROOM
- ENCLOSED SUNNY REAR GARDEN

**\*NO CHAIN!! MODERN 3 BEDROOM PROPERTY SITUATED ON THE POPULAR MON BANK DEVELOPMENT JUST OFF CARDIFF ROAD, EASY ACCESS TO NEWPORT CITY CENTRE & JUNCTION 28 OF THE M4 MOTORWAY\***

This modern NO CHAIN 3 bedroom property situated on the popular development of Mon Bank, just off Cardiff Road bringing easy access to Newport City Centre and within easy access of Junction 28 of the M4 motorway offers an ideal CHAIN FREE family home comprising:

An entrance hall with stairs leading to the first floor providing under stair storage and a downstairs W/C. A good sized family lounge enjoying an outlook to the front with a separate full width kitchen/breakfast room opening to the sunny rear garden.

The first floor has a landing leading to the 3 bedrooms, the master bedroom has built in wardrobes and an en-suit shower room. A family bathroom and the remaining bedrooms.

The front of the property has a double car hard-standing and forecourt laid to lawn, paved pathways that extend to the side access.

To the rear of the property: a full width patio onto a lawn laid garden enclosed by fencing and enjoying a sunny aspect.

Services:

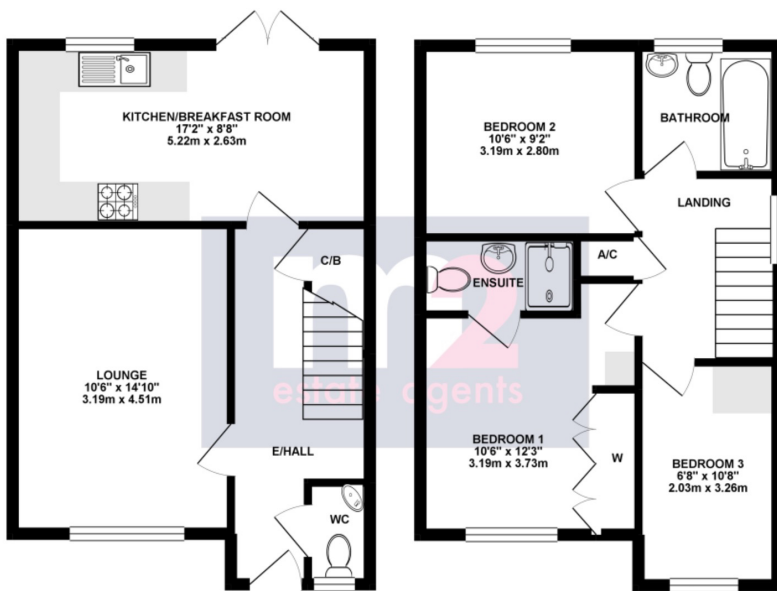
Council Tax Band:

C

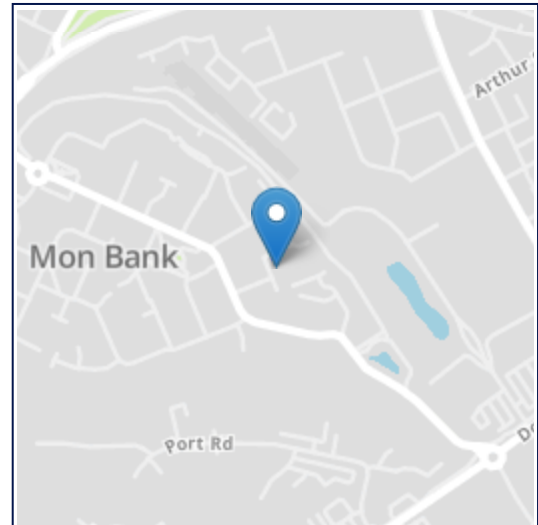


GROUND FLOOR 417.91 sq. ft.  
(38.83 sq. m.)

1ST FLOOR 417.95 sq. ft.  
(38.83 sq. m.)



TOTAL FLOOR AREA : 835.87 sq. ft. ( 77.65 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+)		95
<b>A</b>		
(81-91)	83	
<b>B</b>		
(69-80)		
<b>C</b>		
(55-68)		
<b>D</b>		
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		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 ( 23 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 \_\_\_\_\_