



**55 Royal Oak Drive, Newport. NP18 1JE**

**£270,000**

**Tenure Freehold**

- RECENTLY RENOVATED SEMI DETACHED HOUSE
- 3 BEDROOMS
- STUNNING KITCHEN/BREAKFAST ROOM OPENING TO CONSERVATORY
- LOUNGE WITH BAY WINDOW
- ENTRANCE HALL & CLOAKROOM
- REFITTED BATHROOM
- DRIVEWAY
- PATIO AREA & GOOD SIZE REAR GARDEN
- NO CHAIN

**69 Bridge Street, Newport, NP20 4AQ**  
**M2 Estate Agents Newport 01633 289622**  
**[www.m2ea.co.uk](http://www.m2ea.co.uk)**

\*STYLISH, 3 BEDROOM SEMI DETACHED HOUSE WITH MODERN KITCHEN/BREAKFAST ROOM, CONSERVATORY, LOUNGE, MODERN BATHROOM, LARGE DRIVEWAY & EASY ACCESS TO JUNCTION 24 OF THE M4\*

A well presented semi detached property situated close to Chepstow Road lying within easy access of Junction 24 M4 and Caerleon Village. The property has been modernised to a contemporary standard throughout which has included a superb Kitchen/Breakfast room opening to a large conservatory, redecoration throughout and a fully fitted bathroom with quadrant shower.

Internal inspection comes recommended by the agent to appreciate this well maintained property which is described as follows: To the ground floor: A Upvc door leads to an entrance hall with turned staircase to the first floor and cupboard beneath, cloakroom/wc and separate large storage cupboard. A good size lounge with bay window enjoys an outlook to the front. The bright kitchen/breakfast room has recently been refitted with an extensive range of base units extending to a peninsula breakfast bar, built in oven & hob. French doors lead to a large conservatory having tiled floor and secondary French doors leading to the rear garden. To the first floor: A galleried landing leads to 3 bedrooms the master enjoying an outlook to the front the second & third over the rear garden. The refitted bathroom benefits from a white suite comprising bath & wash hand basin with waterfall taps, push button w/c and quadrant shower cubicle.

Outside: To the front a long driveway provides parking for numerous vehicles, a garden laid to lawn enclosed by hedging, pathways extend to the main entrance and side access via gate. To the rear: A private L shaped patio area enclosed by walling and fencing. Steps lead to a low maintenance garden planted with mature shrubs laid with chipping stone enclosed by fencing.

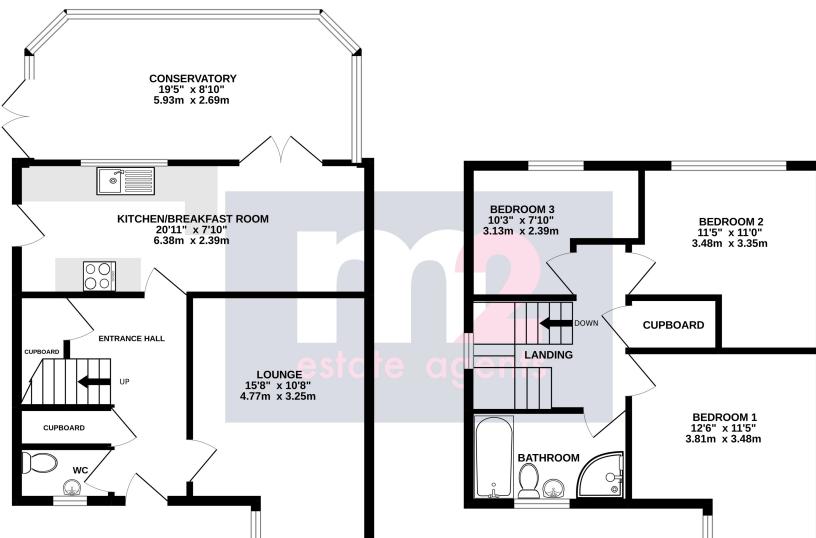
Services:

Council Tax Band:



GROUND FLOOR  
610 sq.ft. (56.7 sq.m.) approx.

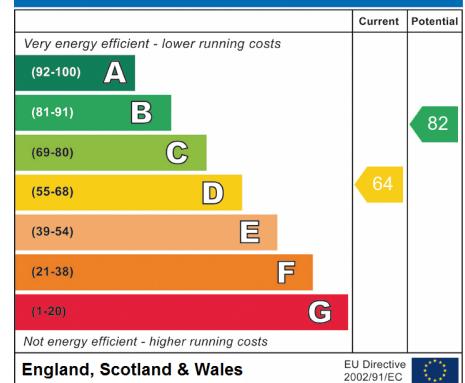
1ST FLOOR  
443 sq.ft. (41.2 sq.m.) approx.



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 inaccuracy that may occur. This floorplan is for guidance only and is not intended to be relied on 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



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 ( 55 Royal Oak Drive, Newport, NP18 1JE ) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature \_\_\_\_\_ Print Name \_\_\_\_\_

Date \_\_\_\_\_

Signature \_\_\_\_\_ Print Name \_\_\_\_\_

Date \_\_\_\_\_