



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**

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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 galleryed 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.

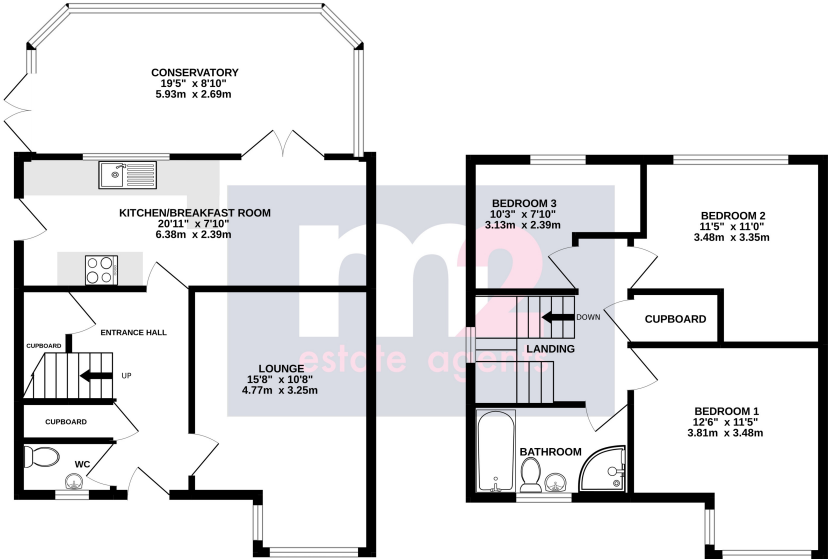
Outside: To the front a long driveway provides parking for numerous vehicles, a garden laid to lawn enclosed by hedging, pathways extend to the main entrance and side access via gate. To the rear: A private L shaped patio area enclosed by walling and fencing. Steps lead to a low maintenance garden planted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

Services:
Council Tax Band:

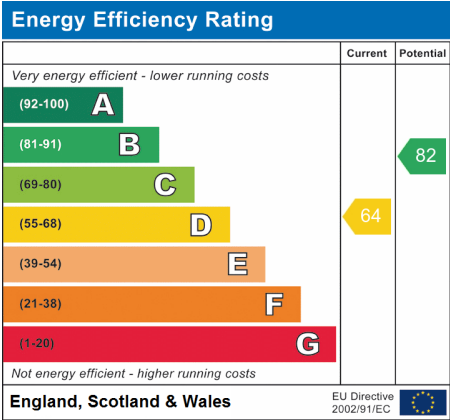


GROUND FLOOR
610 sq.ft. (56.7 sq.m.) approx.

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



TOTAL FLOOR AREA : 1054 sq.ft. (97.9 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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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 _____