



**42 Monmouth Castle Drive, Newport. NP20  
2QS  
£260,000  
Tenure Freehold**

- WELL PRESENTED END TERRACE HOUSE
- 3 BEDROOMS
- STUNNING KITCHEN / DINING ROOM
- SPACIOUS LIVING ROOM
- EN-SUITE & FAMILY BATHROOM
- GROUND FLOOR W/C
- DOUBLE DRIVEWAY
- POPULAR & CONVENIENT LEVEL LOCATION



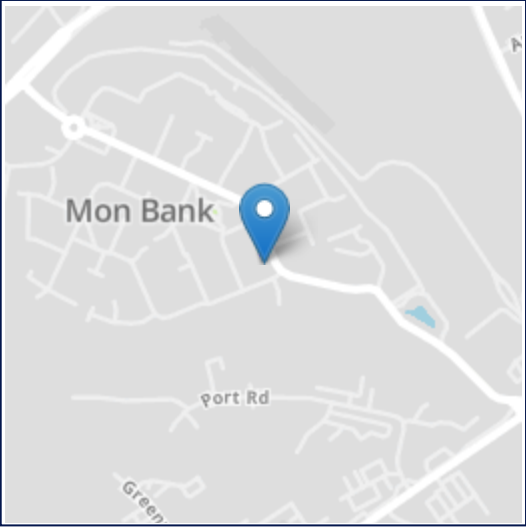
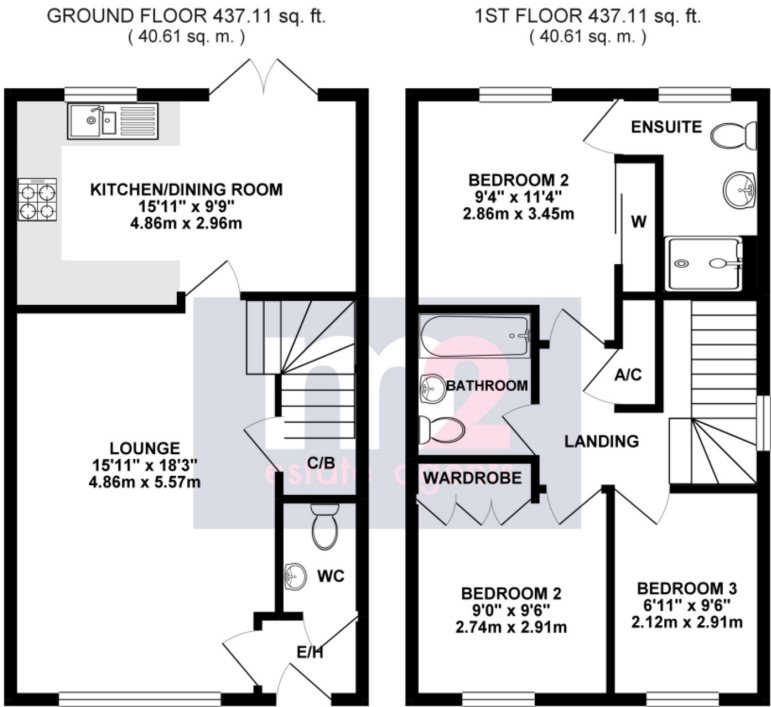
\*MODERN, 3 BEDROOM, END TERRACED HOUSE ON THE POPULAR MON BANK DEVELOPMENT WITH STYLISH KITCHEN/DINING ROOM, LIVING ROOM, GROUND FLOOR W/C, EN-SUITE, FAMILY BATHROOM & DOUBLE DRIVEWAY\*

This stunning, modern three bedroom family home is located in the sought-after, maturing Mon Bank development just off Cardiff Road, close to all local amenities, schools, supermarkets, bus routes and shops, whilst also having the easiest of access to the Southern Distributor Road, which links to junctions 24 & 28 of the M4, making it ideal for commuting.

Well presented throughout the property benefits from accommodation briefly comprising to the Ground Floor: Hallway, Cloakroom Living Room and Stunning Kitchen/Dining Room with integrated appliances. On the First Floor are three good size bedrooms with en-suite shower room and fitted wardrobes to the master as well as a family bathroom. Outside to the front, a double driveway with path leading to the front door with gated side access leading to the rear. To the rear, a patio area with lawn and timber storage shed. The property further benefits from having central heating, upvc double glazing throughout and viewing is highly recommended by the agents.

Yearly service charge of £81.47 to cover maintenance and upkeep of the green spaces within the development.

Services:  
Council Tax Band:



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) A                                     |                         | 95        |
| (81-91) B                                   | 83                      |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| 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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