

FOR SALE

Guide Price £210,000 to £220,000 Freehold



94 Cardiff Road, Newport, Newport. NP20 3AB

- *** NO CHAIN ***
- AN IMMACULATE & EXTENDED 3-BED DETACHED BUNGALOW
- LEVEL ACCESS VIA SIDE
- 3x DOUBLE BEDROOMS
- MODERN FITTED KITCHEN & UTILITY AREA
- STYLISH BATH & SHOWER ROOM
- PRIVATE DRIVEWAY
- WRAP AROUND GARDENS & AN ENCLOSED REAR GARDEN
- uPVC D/G WINDOWS & GAS C/H with COMBI-BOILER
- TENURE: FREEHOLD



PROPERTY DESCRIPTION

*** NO CHAIN *** Guide Price: £230,000 to £240,000 *** AN IMMACULATE & EXTENDED 3-BED DETACHED BUNGALOW - YOU CAN MOVE STRAIGHT IN AS THE DECOR IS TO A VERY GOOD STANDARD THROUGHOUT & RECEIVED PLENTY OF NATURAL LIGHT - MODERN FITTED KITCHEN & UTILITY - SPACIOUS LIVING ROOM - 3x DOUBLE BEDROOMS - STYLISH 4-PIECE BATH & SHOWER ROOM SUITE - WRAP AROUND GARDENS - 2x LOCKABLE SIDE GATES - ENCLOSED & LOW-MAINTENANCE REAR GARDEN - PRIVATE DRIVEWAY - uPVC D/G WINDOWS - GAS C/H with COMBI-BOILER - NEAR TO NEWPORT CITY CENTRE - FRIARS WALK SHOPPING CENTRE & NEWPORT MARKET - TENURE: FREEHOLD. MR HOMES are very pleased to Offer FOR SALE with No Ongoing Chain, this Extended & Detached 3x Double Bedroom Bungalow, comprising in brief; Enter via New Composite Door, Spacious Living Room received plenty of Natural Light, Modern Fitted Kitchen with Integrated Appliances opens to the Utility Area, from the Living Room there is a Door to Bedroom 3 and a Door to the Mid-Hallway which leads to Bedroom 1, Bedroom 2 & the 4-Piece Stylish Bath/Shower Room. There is a Wrap Around Garden to the Front & Side, with 2x Lockable Side Gates Giving Access both Sides of the Enclosed Rear Garden. (NB: The Side Garden is Raised and Sloping). Private Driveway to Front/Side. The Bungalow further benefits from uPVC Double Glazing Windows & Gas Central Heating Powered by a Worcester Greenstar 28i Junior Combi MKIV Combi-Boiler. EARLY VIEWING IS VERY HIGHLY RECOMMENDED. 360 VR Tour Link >

<https://tour.giraffe360.com/cardiffroadnewport94ap> EPC Rating = E. Council Tax Band = C. Mains Electricity, Water & Sewage Connected to Mains Drains. Broadband & Mobile Signal Coverage. *** Prime Location *** The property offers easy access to a number of local amenities, schools, parks and excellent transport links. To submit your offer, please visit: Make an Offer (mr-homes.co.uk) or call the Branch and speak to a member of the Sales Team FREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST PLEASE CONTACT MR HOMES: 02920 204 555 option 4 WWW.MR-HOMES.CO.UK



ROOM DESCRIPTIONS

Entrance Hallway

Entered Via A Composite Door With A uPVC D/g Rectangle Pane, uPVC D/g Window To Front (Fitted May 2022), Single Panel Radiator, Plastered Walls And Plastered Ceiling, Oak Door To Living Room, Opens To Kitchen.

Kitchen

Vinyl Flooring, Matching Wall And Base Units With White Hi-Gloss Soft Closing Doors And Drawers, Work Surfaces Over With Matching Upstands,, Stainless Steel Sink With Half Bowl And Drainer With Mixer Tap, uPVC D/g Window To Front (Fitted May 2022), 4 Ring Lamona Electric Hob With Extractor Hood Over, Lamona Electric Oven, Integrated Lamona Dishwasher, Integrated Fridge/Freezer, Inset Spotlights To Ceiling, Plastered Walls And Plastered Ceiling, Opens To Utility Area.

Utility Area

Vinyl Flooring Continued, Single Panel Radiator, uPVC D/g Window To Front (Fitted May 2022), Plastered Walls And Plastered Ceiling, Wall Mounted Electric RCD Consumer Unit, Wall Cupboard Housing Worcester Greenstar 28i Junior Combi MKIV Combi-Boiler, uPVC Half Glazed Obscure D/g Door To Rear Garden (Fitted May 2022).

Living Room

Laminate Flooring, uPVC D/g Window To Front And Side (Fitted May 2022), Double Panel Radiator, Plastered Walls And Plastered Ceiling, Oak Doors To Bedroom 3 And Middle Hallway.

Bedroom 1

Fitted Carpet, uPVC D/g Window To Rear (Fitted May 2022), Single Panel Radiator, Plastered Walls And Plastered Ceiling.

Bedroom 2

Fitted Carpet, uPVC D/g Window To Rear (Fitted May 2022), Single Panel Radiator, Plastered Walls And Plastered Ceiling.

Bedroom 3

Laminate Flooring Continued From Living Room, uPVC D/g Window To Front Accessing Front Garden (Fitted May 2022), Single Panel Radiator, Plastered Walls And Plastered Ceiling.

Bath & Shower Room - 4-Piece Suite

Vinyl Flooring, Panel Bath with Chrome Mixer Tap and Wrap Around Tiled Splashback, Fully Tiled Walk-In-Shower Cubicle with Mixer Shower and Ceiling Mounted Extractor Fan Over, Wash Hand Basin with Chrome Mixer Tap, Vanity Cupboard and Tiled Splashback, Wall Mounted Bathroom Cabinet with Mirrored Doors, Close-Coupled W.c, Inset Spotlights to Ceiling, Chrome Ladder/Towel Radiator.

Mid-Hallway

Hatch To Insulated Loft. Doors to; Bath/Shower Room, Bedrooms 1 & 2.

Rear Garden

North West Facing Rear Garden, Low Maintenance Over 2 Tiers, Patio Slab Steps Up To Further Patio Area With Rotary Washing Line, Side Access With Lockable Gate.

Front/Side Garden

Wraparound Sloping Front/Side Garden, Enclosed With Stone Walls, Outside Tap.

Private Driveway

Off-Road Private Driveway To Front.



MATERIAL INFORMATION

Council Tax: Band C

N/A

Parking Types: Driveway.

Heating Sources: Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: Level access.

EPC Rating: E (54)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property?

No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No

Mobile Signal

4G excellent data and voice

Construction Type

Floor: Solid, no insulation (assumed)

Roof: Pitched, 50 mm loft insulation

Walls: Cavity wall, as built, no insulation (assumed)

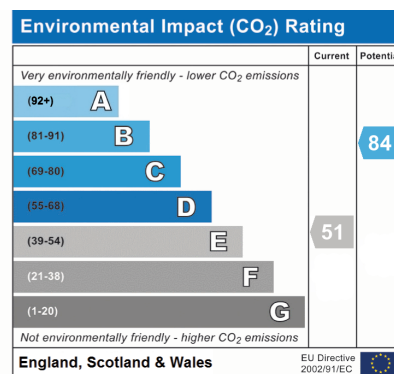
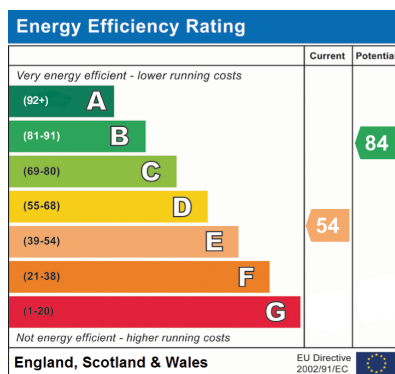
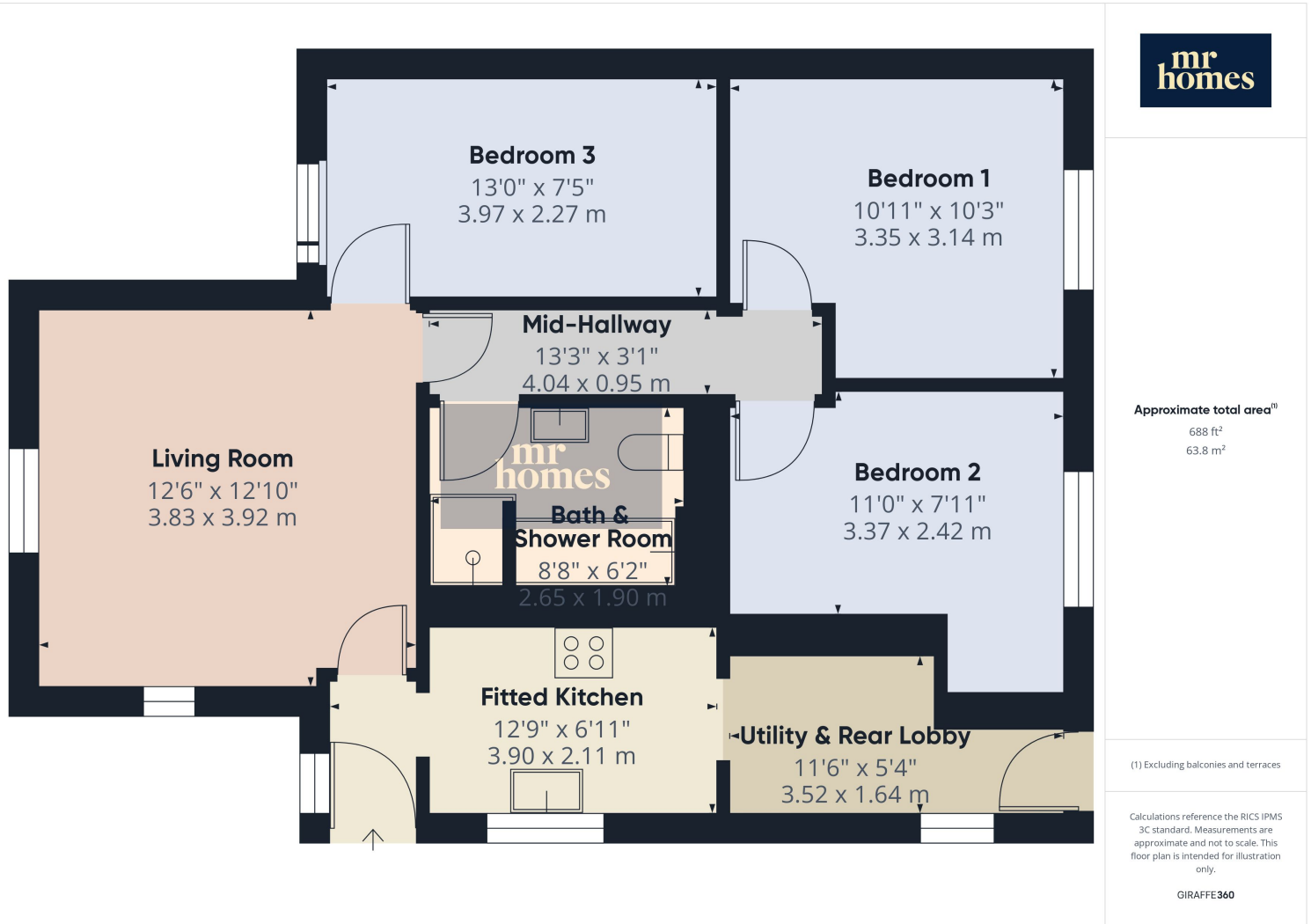
Windows: Fully double glazed

Lighting: Low energy lighting in 31% of fixed outlets



FLOORPLAN & EPC

mr
homes



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