TO LET

£1,295 pcm

94 Cardiff Road, Newport, Newport. NP20 3AB

- AN IMMACULATE & EXTENDED 3-BED DETACHED BUNGALOW
- LEVEL ACCESS VIA SIDE
- 3x DOUBLE BEDROOMS
- MODERN FITTED KITCHEN & UTILITY AREA
- PRIVATE DRIVEWAY
- WRAP AROUND GARDENS & AN ENCLOSED REAR GARDEN
- uPVC D/G WINDOWS & GAS C/H with COMBI-BOILER
- BATH AND SHOWER ROOM

Mr Homes Estate Agents
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PROPERTY DESCRIPTION

*** NO CHAIN *** Guide Price: £210,000 to £220,000 *** 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.

EPC Rating = E. Council Tax Band = C. Mains Electricity, Water & Sewage Connected to Mains Drains. Broadband & Mobile Signal Coverage.

The property offers easy access to a number of local amenities, schools, parks and excellent transport links.

FREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST

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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, Insert Spotlights to Ceiling, Chrome Ladder/Towel Radiator.

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.

Mobile Signal
4G excellent data and voice

Construction Type
Floor: Solid,

Roof: Pitched, 50 mm loft insulation

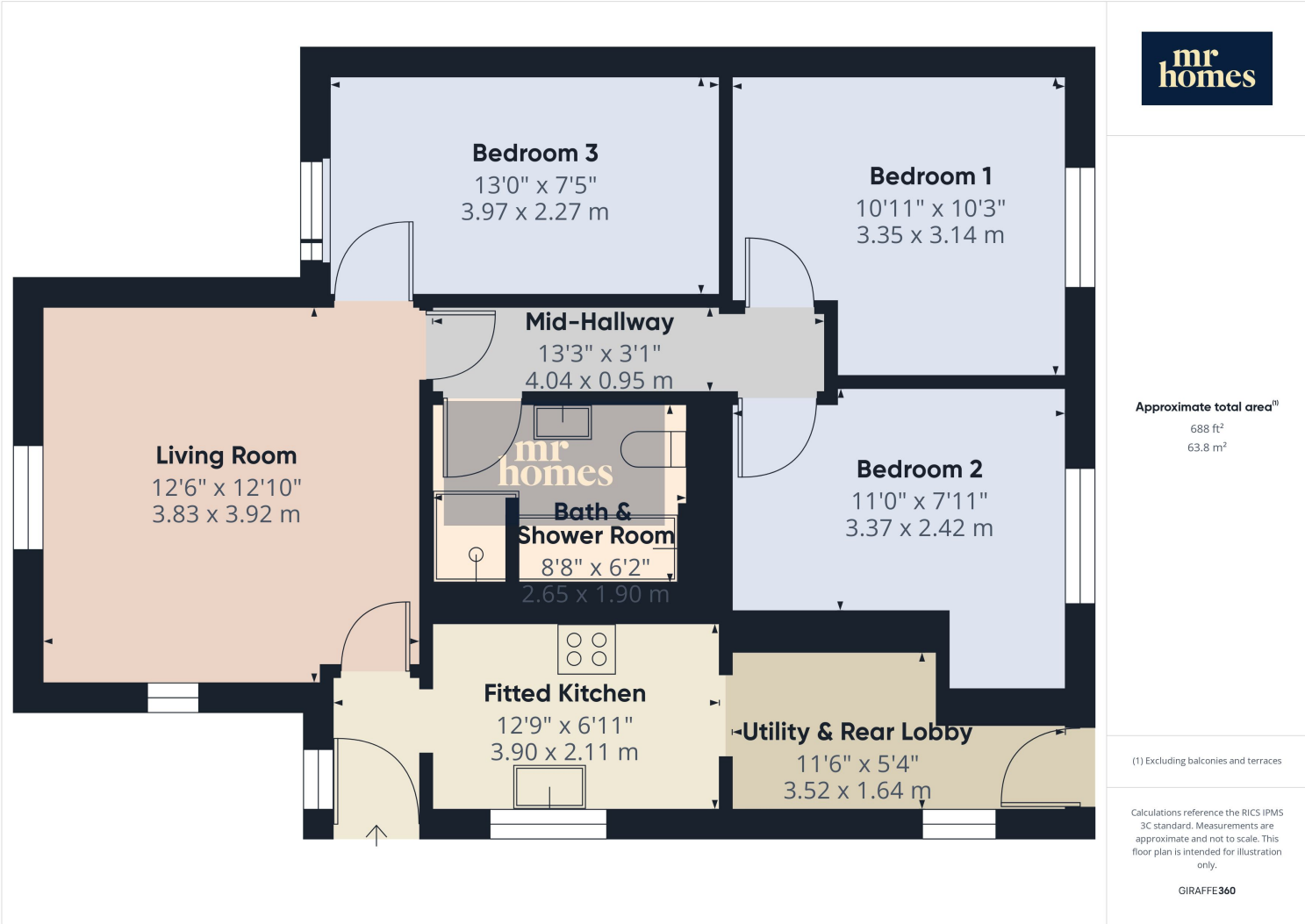
Walls: Cavity wall, as built,

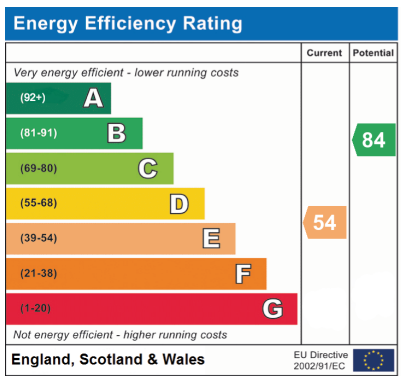
Windows: Fully double glazed

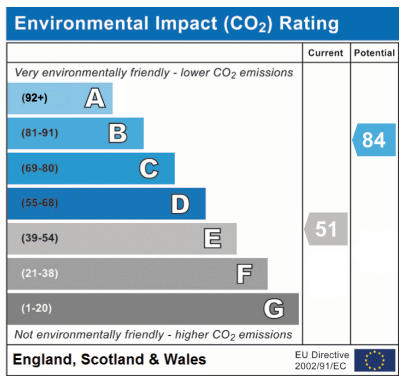
Lighting: Low energy lighting in 31% of fixed outlets

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

FLOORPLAN & EPC







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