



**49 Capel Dewi Hall Road, Newport. NP20
2QP
£289,950
Tenure Freehold**

- STUNNING SEMI DETACHED HOUSE
- 3 BEDROOMS
- KITCHEN / DINING ROOM
- LIVING ROOM
- EN-SUITE & FAMILY BATHROOM
- GROUND FLOOR W/C & UTILITY CUPBOARD
- SOUTH FACING REAR GARDEN
- POPULAR LEVEL LOCATION
- GUIDE PRICE £289,950 - £299,950

STUNNING, 3 BEDROOM, SEMI DETACHED HOUSE ON THE SOUGHT AFTER MON BANK DEVELOPMENT WITH STYLISH KITCHEN/DINING ROOM, LIVING ROOM, GROUND FLOOR W/C, EN-SUITE, FAMILY BATHROOM, SOUTH FACING REAR GARDEN & DOUBLE DRIVEWAY
GUIDE PRICE £289,950 - £299,950*

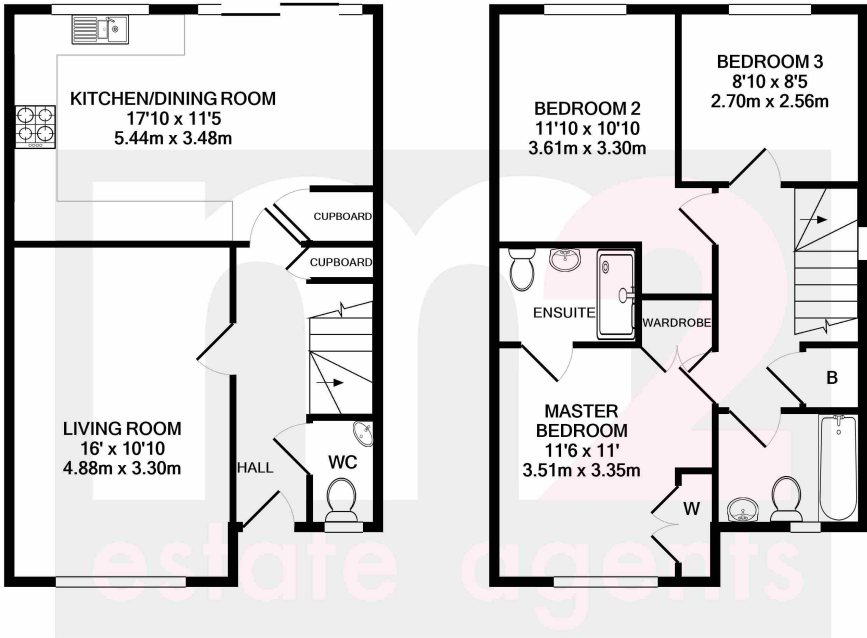
A beautifully presented, three bedroom, semi detached house on the ever popular Mon Bank estate off Cardiff Road. Close to all local amenities, schools, supermarkets, bus routes and shops whilst also having the easiest of access to the Southern Distributor Road which links to junctions 24 & 28 of the M4 making it ideal for commuting.

This stylish property benefits from accommodation briefly comprising to the Ground Floor: Living Room, Cloakroom and 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 various shrubs, gated side access leads to the South facing rear garden with patio area and artificial lawn, fully enclosed with timber fencing.

The property further benefits from having a gas combi boiler, UPVC Double Glazing throughout & viewing is highly advised by the agents.

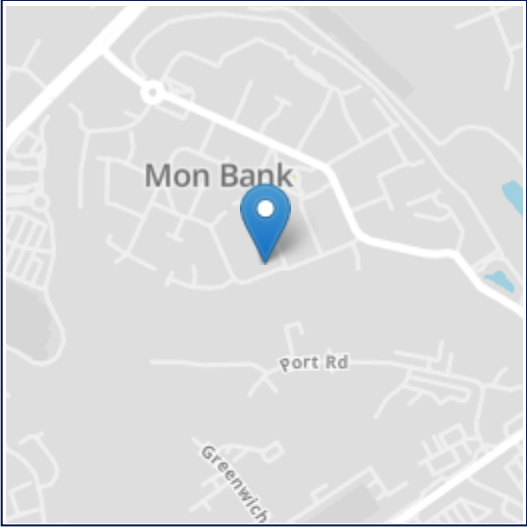
Services:

Council Tax Band:



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(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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