



104 Larch Grove, Newport. NP20 6LA
£279,000
Tenure Freehold

- EXTENDED SEMI DETACHED FAMILY HOME
- POSSIBLE 2 GENERATION LIVING
- 4 BEDROOMS
- LIVING / DINING ROOM
- FIRST FLOOR SHOWER ROOM
- ENCLOSED REAR GARDEN
- SOUGHT AFTER & CONVENIENT MALPAS LOCATION
- NO CHAIN

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NO CHAIN! POSSIBLE TWO GENERATION LIVING! EXTENDED, 4 BEDROOM, SEMI DETACHED HOUSE IN THE EVER POPULAR MALPAS AREA WITH LIVING/DINING ROOM, ENCLOSED REAR GARDEN, DRIVEWAY & EASY ACCESS TO JUNCTIONS 25 & 26 OF THE M4

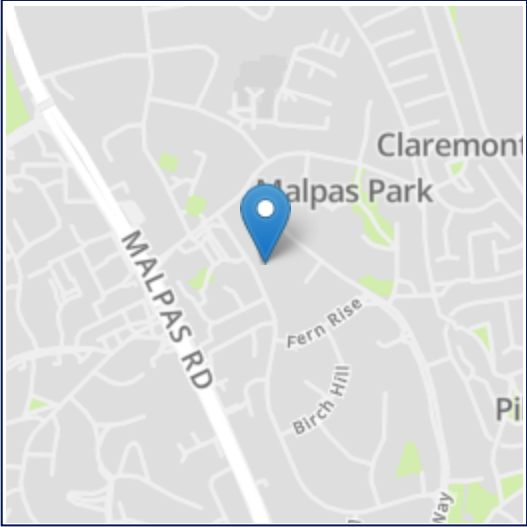
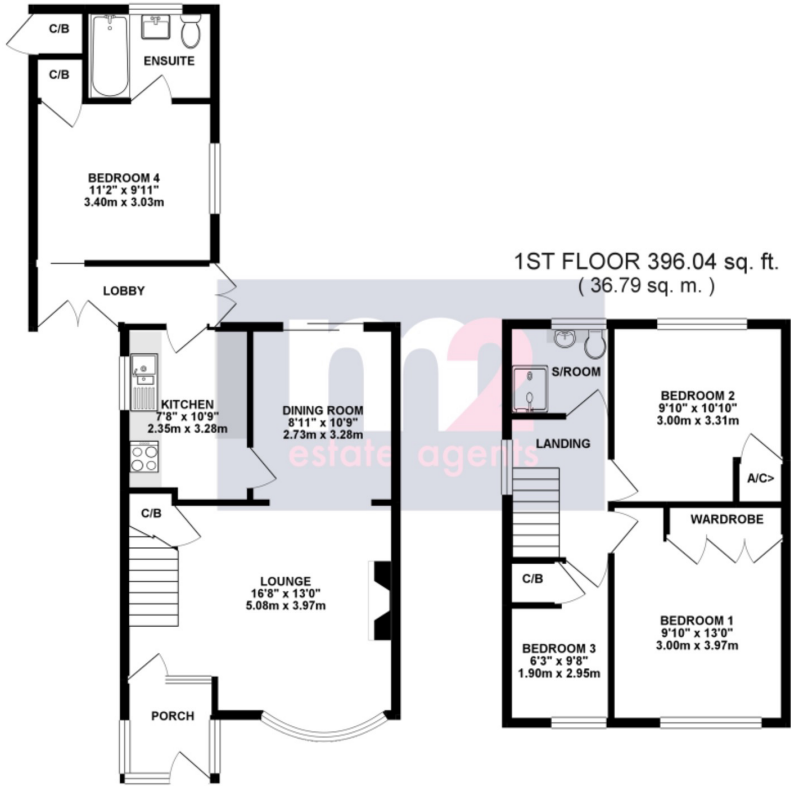
An extended semi detached family home situated in this popular location between Newport & Cwmbran within easy access of the M4 at junctions 25 & 26. The property offers excellent, versatile family accommodation which may suit 2 generations and lies within walking distance of local schools, convenience shops and all bus links to Newport centre and Cwmbran.

In brief the accommodation comprises: To the ground floor: An entrance porch leads to the lounge having bow window & stairs to the first floor, an open arch leads to the dining room with patio doors to the rear. The kitchen benefits from a built in oven, hob & dishwasher. A rear lobby provides access to the garden, driveway and extension providing a 4th bedroom and en-suite bathroom. To the first floor: A landing leads to 3 bedrooms and shower room. Outside: To the front: A driveway and garden. Paved pathways extend to the side access & rear lobby. To the rear: A private patio area leads to a garden laid to lawn with mature shrub borders, timber shed & integral storage shed.

The property further benefits from having UPVC double glazing throughout, gas central heating and is offered for sale with no onward chain.
Services:
Council Tax Band:
E



GROUND FLOOR 641.73 sq. ft.
(59.62 sq. m.)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	52	
(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.

M2 Estate Agents for themselves and for the Vendors and Lessors of this property whose agents they are give notice that, (i) the particulars are set out as a general outline only for the guidance of the intended Purchasers or Lessors, and do not constitute part of an offer or contract (ii) all descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and other details are given without responsibility and any intending Purchasers or Tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of M2 Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.

I/We acknowledge that I/we have read and understand your terms letter and that these property (104 Larch Grove, Newport, NP20 6LA) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature _____ Print Name _____

Date _____

Signature _____ Print Name _____

Date _____