



**46 Blossom Close, Langstone, Newport.
NP18 2LT
£270,000
Tenure Freehold**

- WELL PRESENTED SEMI DETACHED HOUSE
- 3 BEDROOMS
- LIVING / DINING ROOM
- KITCHEN/BREAKFAST ROOM/CONSERVATORY
- GROUND FLOOR W/C
- NO CHAIN
- GOOD SIZE REAR GARDEN
- HIGHLY SOUGHT AFTER LOCATION
- CLOSE TO JUNCTION 24 OF THE M4

EXTENDED, 3 BEDROOM, SEMI DETACHED FAMILY HOME IN SOUGHT AFTER LOCATION WITH KITCHEN/BREAKFAST ROOM, LIVING/DINING ROOM, DOUBLE DRIVEWAY, GARAGE & LARGE REAR GARDEN WITH THE EASIEST OF ACCESS TO JUNCTION 24 OF THE M4

Situated in the highly sought after Langstone area on the outskirts of Newport is this well presented, link detached family home. Located close to all local amenities, excellent schools, bus routes, shopping at Newport Retail Park and the world class leisure facilities at the Celtic Manor Resort whilst also having the easiest of access to junction 23 & 24 of the M4 making it perfect for commuting.

In brief the extended accommodation now comprises, to the ground floor: entrance hallway, w/c, living room, dining room & kitchen/breakfast room (conservatory). On the first floor: three bedrooms with refitted bathroom. Outside, to the front are a few steps up to the front door, to the side is a single driveway with gated side access. To the rear, is a good size garden with Indian sand stone patio area with a step up to the lawn area.

The property further benefits from having UPVC double glazing windows, a gas combi boiler and viewing comes highly recommended by the agents.

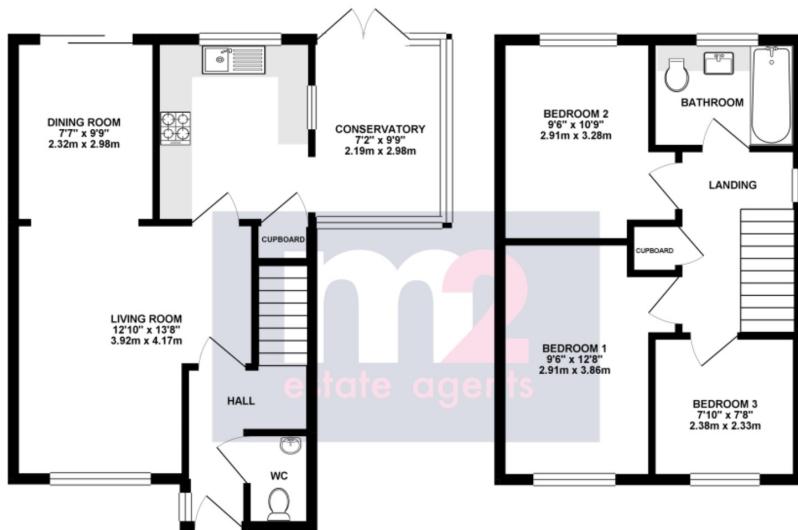
Services:

Council Tax Band:

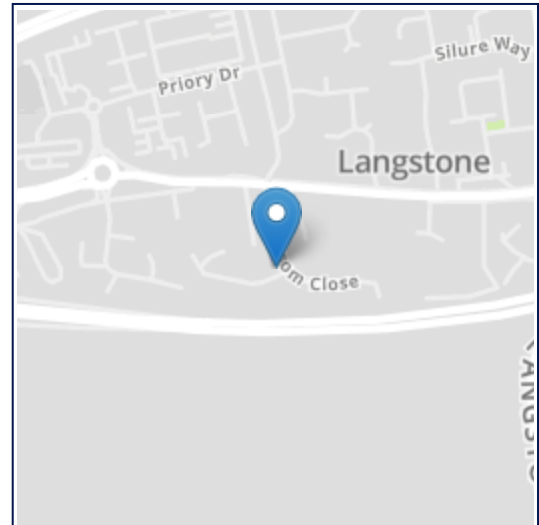


GROUND FLOOR 460.29 sq. ft.
(42.76 sq. m.)

1ST FLOOR 373.00 sq. ft.
(34.65 sq. m.)



TOTAL FLOOR AREA : 833.30 sq. ft. (77.42 sq. m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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 for 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		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	69	81
	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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I/We acknowledge that I/we have read and understand your terms letter and that these property (46 Blossom Close, Newport, NP18 2LT) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature _____ Print Name _____

Date _____

Signature _____ Print Name _____

Date _____