

**32 Monmouth Castle Drive, Newport. NP20  
2QS  
£220,000  
Tenure Freehold**

- MODERN MID TERRACE HOUSE
- 2 DOUBLE BEDROOMS
- 2 EN-SUITES
- STUNNING KITCHEN / DINING ROOM
- SPACIOUS LIVING ROOM
- GROUND FLOOR W/C
- DOUBLE DRIVEWAY
- ENCLOSED REAR GARDEN
- CLOSE TO THE ROYAL GWENT HOSPITAL

**\*IMMACULATE, 2 DOUBLE BEDROOM, 2 EN-SUITE, MID TERRACED HOUSE ON THE POPULAR MON BANK DEVELOPMENT WITH STYLISH KITCHEN/DINING ROOM, LIVING ROOM, GROUND FLOOR W/C & DOUBLE DRIVEWAY\***

This stunning, modern two double bedroom house is located in the sought-after, maturing Mon Bank development just off Cardiff Road, close to all local amenities, The Royal Gwent Hospital, 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.

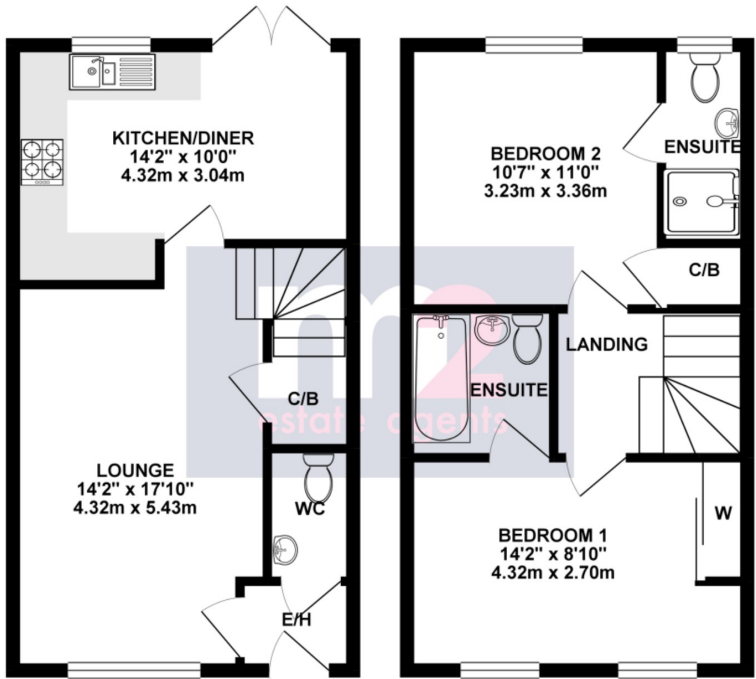
Well presented throughout the property benefits from accommodation briefly comprising to the Ground Floor: Hallway, Cloakroom, Spacious Living Room and Stunning Kitchen/Dining Room with integrated appliances. On the First Floor are two double bedrooms both with en-suite shower rooms. Outside: To the Front: A forecourt providing parking for 2 vehicles, a gate provides shared access to the rear. To the rear: A decked seating area leads onto an easily maintained garden laid with astroturf having raised beds enclosed by fencing.

The property further benefits from having gas central heating, upvc double glazing throughout and viewing is highly recommended by the agents.  
Services:  
Council Tax Band:

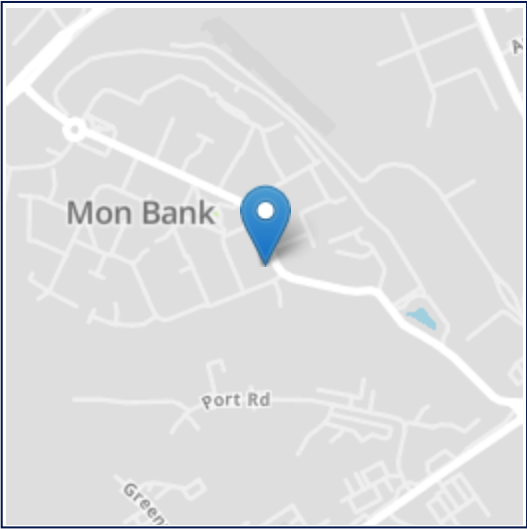


GROUND FLOOR 369.86 sq. ft.  
( 34.36 sq. m. )

1ST FLOOR 369.83 sq. ft.  
( 34.36 sq. m. )



TOTAL FLOOR AREA : 739.69 sq. ft. ( 68.72 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 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                       | 96        |
| (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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