



**5 Oaklands Park Drive, Rhiwderin, Newport.
NP10 8RB
£300,000
Tenure Freehold**

- **SPACIOUS SEMI DETACHED FAMILY HOME**
- **BASSALEG SCHOOL CATCHMENT**
- **3 DOUBLE BEDROOMS**
- **KITCHEN / DINING ROOM**
- **LIVING ROOM**
- **REFITTED BATHROOM**
- **LARGE PATIO AREA**
- **GARAGE & DRIVEWAY**
- **HIGHLY SOUGHT AFTER LOCATION**

GUIDE PRICE £300,000-£315,000* WELL PRESENTED, 3 DOUBLE BEDROOM, FRANKLIN BUILT, SEMI DETACHED HOUSE IN BASSALEG SCHOOL CATCHMENT AREA WITH KITCHEN/DINING ROOM, LIVING ROOM, LARGE BATHROOM, LOVELY GARDEN, GARAGE & DRIVEWAY

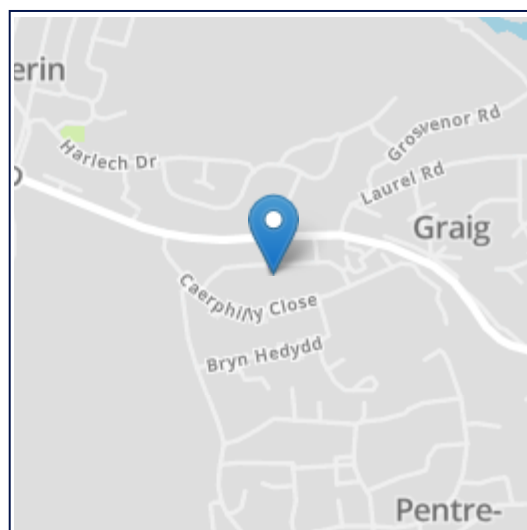
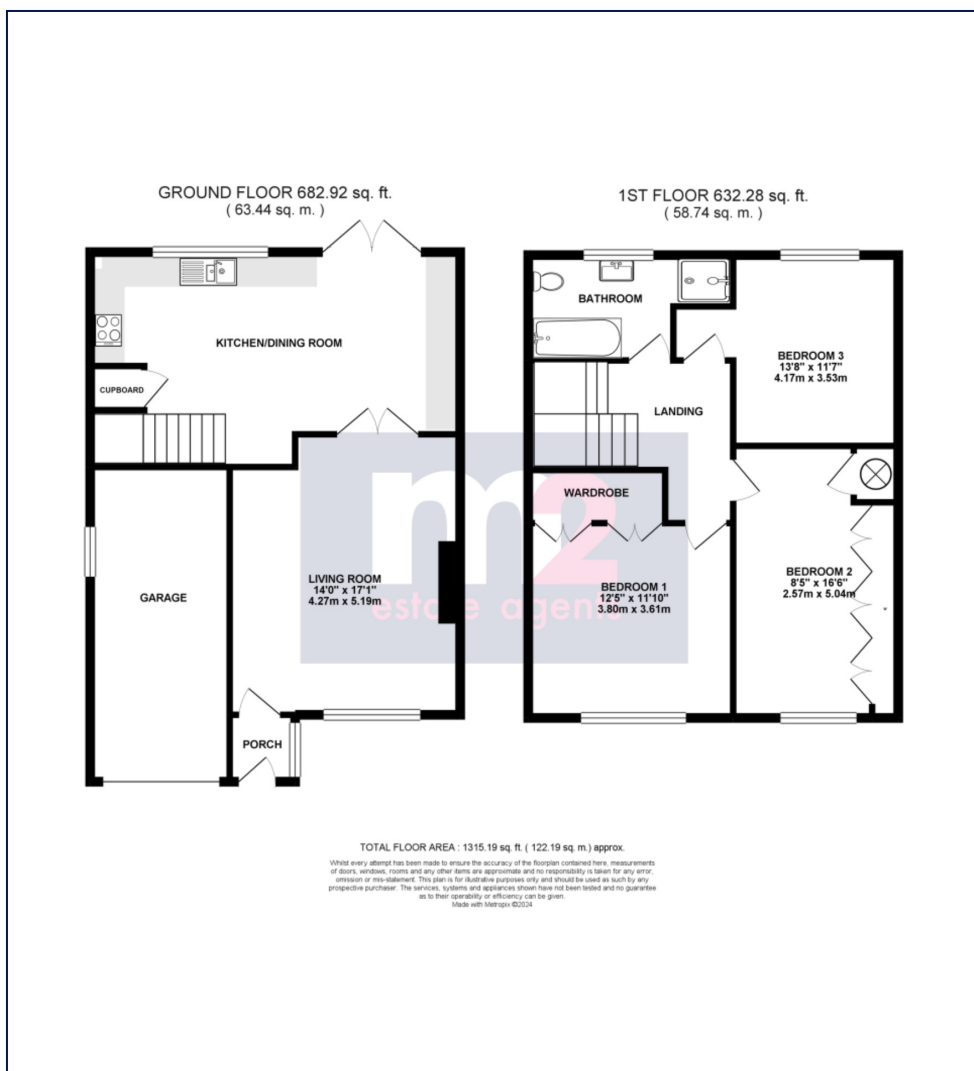
Situated in the sought after Rhiwderin area on the West side of Newport is this well presented, 3 double bedroom, Franklin built, semi detached family home. Close to all local amenities, sought after Primary & Secondary Schools, Pubs, Restaurants, bus routes, walking distance to Pye Corner Railway Station with direct lines to Cardiff whilst also having the easiest of access to junctions 27 & 28 of the M4 making it ideal for commuting to both Bristol & Cardiff.

The property boasts spacious, modern living accommodation briefly comprising, to the ground floor: Entrance Porch, Living Room opening to a beautiful Kitchen/Dining Room with French doors opening to the rear garden. On the first floor: 3 Double Bedrooms (2 with fitted wardrobes) and Refitted Bathroom with separate shower. Outside, to the front: a driveway provides off road parking with small lawn area and gated side access. To the rear, a large patio area with lawn and greenhouse enclosed with timber fencing.

The property further benefits from having a gas boiler and modern upvc double glazing windows.

Services:

Council Tax Band:



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		84
B		
(69-80)		
C		
(55-68)	67	
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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