



**5 Swan Crescent, Newport. NP19 4BP**  
**£280,000**  
**Tenure Freehold**

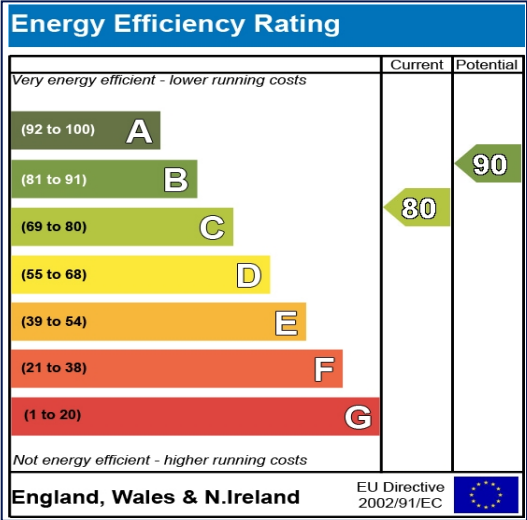
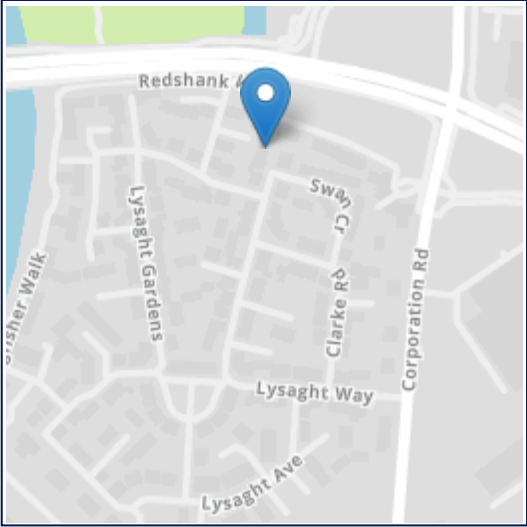
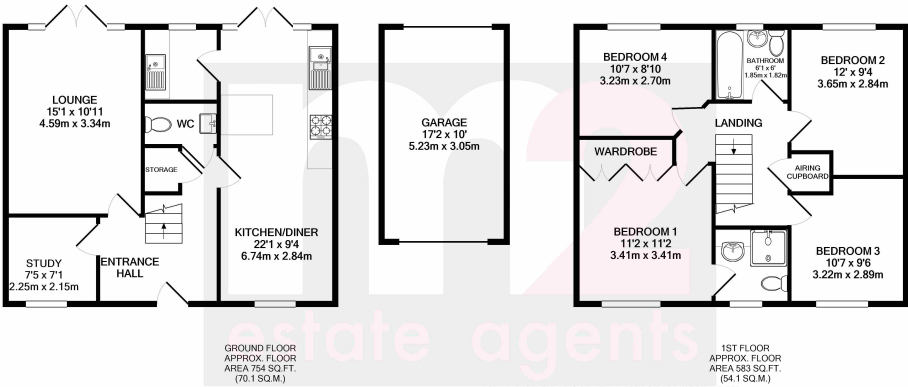
- STUNNING DETACHED FAMILY HOME
- 4 DOUBLE BEDROOMS
- 22FT KITCHEN/DINING ROOM
- UTILITY ROOM & W/C
- OFFICE/STUDY/PLAYROOM
- LIVING ROOM OPENING TO REAR
- EN-SUITE SHOWER ROOM & FAMILY BATHROOM
- DRIVE THROUGH GARAGE
- ENCLOSED FRONT & REAR GARDENS
- EASY ACCESS TO JUNCTION 24 & 28 OF THE M4

Situated off Corporation Road on the increasingly popular EAST side of Newport is this stunning, 4 double bedroom detached family home, close to all local amenities, Popular Schools, Supermarkets, Riverside Walks, Shopping at Newport Retail Park and the Southern Distributor Road which links to junctions 24 and 28 of the M4 motorway making it ideal for commuting.

Stylishly presented throughout the property boasts generous living accommodation briefly comprising to the ground floor: Entrance Hallway, Study/Office, Living Room, 22ft Kitchen/Dining Room, Utility Room & W/C. On the first floor: 4 Double Bedrooms with fitted wardrobes and En-suite shower room to the master bedroom as well as a Family Bathroom. Outside to the front is an enclosed garden with pathway leading to the front door. To the rear is an easily maintained garden with lawn & patio area, gated access to driveway & drive through garage providing off road parking for 3 vehicles.

The property further benefits from having a gas boiler, UPVC double glazing throughout, a number of years left on the NHBC guarantee and viewing comes highly advised by the agents.

Services:  
Council Tax Band:



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 ( 5 Swan Crescent, Newport, NP19 4BP ) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature \_\_\_\_\_ Print Name \_\_\_\_\_

Date \_\_\_\_\_

Signature \_\_\_\_\_ Print Name \_\_\_\_\_

Date \_\_\_\_\_