



32 Traston Road, Newport. NP19 4RQ

£290,000

Tenure To be Advised

- **SPACIOUS SEMI DETACHED FAMILY HOME**
- **3 DOUBLE BEDROOMS**
- **LIVING / DINING ROOM**
- **PLAY ROOM / OFFICE**
- **FIRST FLOOR BATHROOM**

- **TRIPLE DRIVEWAY**
- **COVERED PATIO AREA**
- **BEAUTIFUL REAR GARDEN**
- **CONVENIENT LEVEL LOCATION**

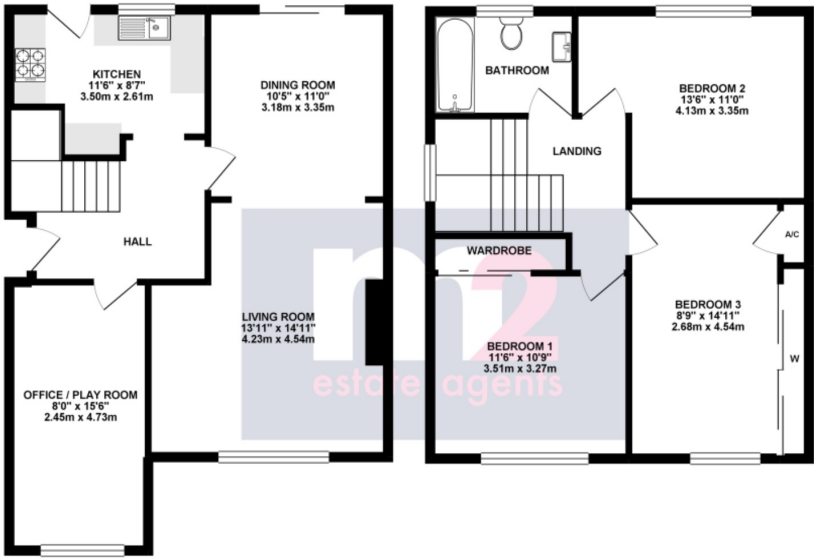
SPACIOUS, 3 DOUBLE BEDROOM, SEMI DETACHED HOUSE IN CONVENIENT LOCATION WITH LIVING/DINING ROOM, KITCHEN, PLAY ROOM/STUDY, BEAUTIFUL REAR GARDEN & TRIPLE DRIVEWAY WITH EASY ACCESS TO THE SOUTHERN DISTRIBUTOR ROAD

Situated in a quiet spot on the popular & convenient East Side of Newport is this “Franklyn built”, three double bedroom, semi detached house. The property is located within walking distance to all local amenities, popular primary & secondary schools, Nash College, supermarkets, shopping at Newport Retail Park & the Southern Distributor Road providing quick easy access to junctions 24 & 28 of the M4 making it perfect for commuting.

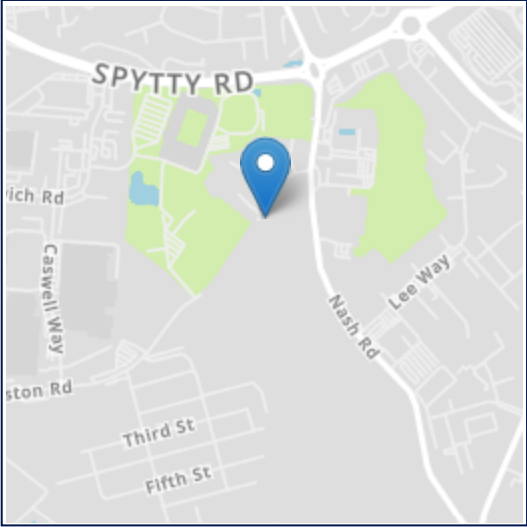
In brief the property has accommodation briefly comprising to the ground floor: entrance hallway, office/play room, large living/dining room & kitchen. On the first floor: three double bedrooms and a bathroom with shower over bath. Outside, to the front is a triple driveway with path to front door. To the rear, a lovely, level garden with covered seating area and lawn, mature shrubs and further seating area enclosed by fencing/hedging.

The property further benefits from having upvc double glazing, gas central heating and viewing is highly advised by the agents to appreciate this lovely spacious family home.

Services:
Council Tax Band:
D



TOTAL FLOOR AREA : 1172.64 sq. ft. (108.94 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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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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