



3 Livale Court, Bettws, Newport. NP20 7DG
£169,950
Tenure Freehold

- SEMI DETACHED HOUSE
- 3 BEDROOMS & USEFUL LOFT AREA
- LIVING / DINING ROOM
- KITCHEN
- NO CHAIN
- SHOWER ROOM & SEPARATE W/C
- GARAGE
- FRONT & REAR GARDENS

NO CHAIN! PERFECT FOR FIRST TIME BUYERS!! 3 BEDROOMS WITH USEFUL LOFT ROOM! SEMI DETACHED HOUSE IN POPULAR LOCATION WITH LIVING/DINING ROOM, KITCHEN & FIRST FLOOR SHOWER ROOM & GARAGE

A three bedroom semi detached house situated in a popular and convenient location close to all local amenities, bus routes, walking distance to popular Primary & Secondary Schools and with easy access to junctions 25a & 26 of the M4 making it ideal for commuting to both Bristol & Cardiff.

The property offers ideal accommodation for a first time buyer or investor having accommodation comprising: To the ground floor: An entrance hall with stairs to the first floor. A spacious lounge/diner enjoys an aspect to the front and rear having patio doors to the garden. The kitchen benefits from an extensive range of storage units with door to rear. To the first floor: A landing provides access to 3 Bedrooms, Shower room & separate W/C. Steps lead up from bedroom 3 to a useful loft area.

Outside: To the front: a garden enclosed by hedging. To the rear: An easily maintained garden enclosed by fencing. A garage is located to the rear with up and over door, window and door to side.

Services:

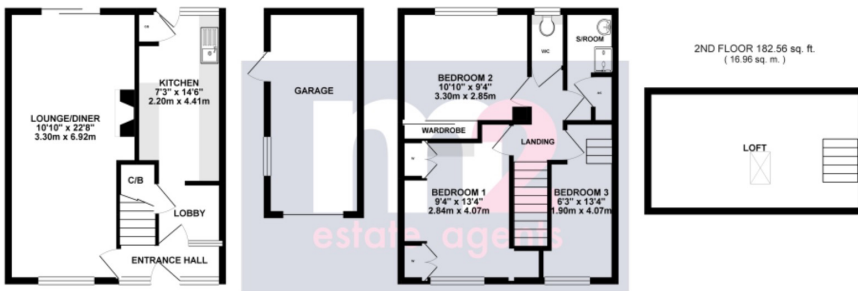
Council Tax Band:



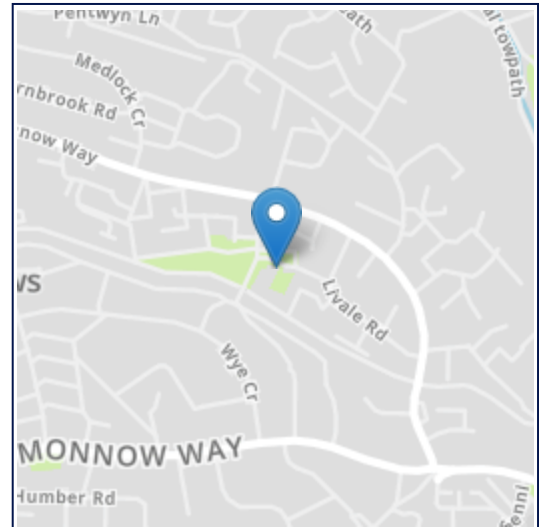
GROUND FLOOR 544.82 sq. ft. (50.62 sq. m.)

1ST FLOOR 410.11 sq. ft. (38.10 sq. m.)

2ND FLOOR 182.56 sq. ft. (16.96 sq. m.)



TOTAL FLOOR AREA: 1137.49 sq. ft. (105.68 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		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(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.

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 (3 Livale Court, Newport, NP20 7DG) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature _____ Print Name _____

Date _____

Signature _____ Print Name _____

Date _____