



8 Routes View, Llanwern, Newport. NP18

2DR

£275,000

Tenure To be Advised

- **GUIDE PRICE £275,000 - £300,000**
- **WELL PRESENTED END TERRACED PROPERTY**
- **TWO DOUBLE BEDROOMS**
- **LOUNGE/DINING ROOM**
- **KITCHEN**
- **MODERN SHOWER ROOM**
- **LONG GATED DRIVEWAY**
- **LARGE WELL MAINTAINED GARDENS**
- **NO CHAIN**
- **CONVENIENT LOCATION CLOSE TO J24 OF THE M4**
- **RURAL VIEWS**

69 Bridge Street, Newport, NP20 4AQ
M2 Estate Agents Newport 01633 289622
www.m2ea.co.uk

Guide price £275,000 - £300,000 Occupying a larger than average plot on the fringe of the popular village of Llanwern, this 2 double bedroom end terrace property lies within easy access of junction 24 M4 and offers great potential for expansion or development.

The property benefits from a long gated driveway leading to a parking area and outside store. The internal accommodation comprises:

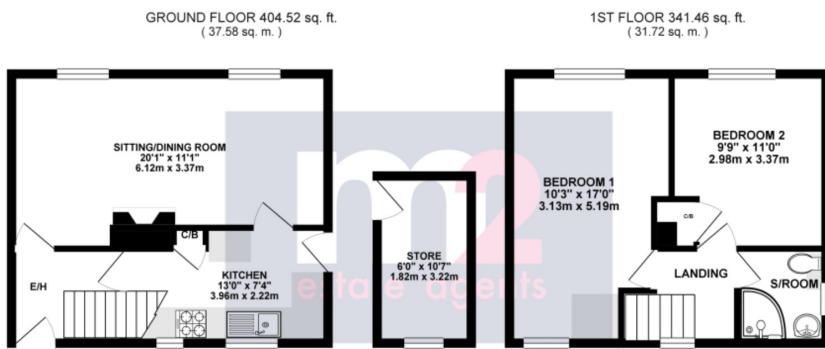
To the ground floor: An entrance hall with stairs to the first floor, a good size lounge/dining room enjoys an outlook to the rear with the kitchen to the front.

To the first floor: A landing leads to 2 double bedrooms, both enjoying the rural outlook along with a recently refitted shower room.

Outside: The property occupies a large corner plot with a long gated driveway and large front garden laid to lawn. Pathways extend to the rear patio area, storage shed, raised lawn and access to rear lane. All enclosed by fencing and hedging.

Services:

Council Tax Band:



TOTAL FLOOR AREA : 745.98 sq. ft. (69.30 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. Made with Metropix ©2024



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.