



26 Hollybush Avenue, Newport. NP20 6ES
£299,950
Tenure Freehold

- **SUBSTANTIALLY EXTENDED SEMI DETACHED FAMILY HOME**
- **4 BEDROOMS & USEFUL LOFT AREA**
- **L SHAPED KITCHEN/DINING/FAMILY ROOM**
- **LIVING ROOM**
- **SITTING / DINING ROOM**
- **FIRST FLOOR BATHROOM AND SHOWER ROOM**
- **DOUBLE DRIVEWAY**
- **NO CHAIN**
- **EASY ACCESS TO JUNCTION 26 OF THE M4**

***NO CHAIN! SUBSTANTIALLY EXTENDED 4 BEDROOM SEMI DETACHED HOUSE WITH OPEN PLAN KITCHEN/DINING/FAMILY ROOM, LIVING ROOM, SITTING/DINING ROOM, USEFUL LOFT AREA, SHOWER ROOM, BATHROOM & DOUBLE DRIVEWAY JUST MINUTES AWAY FROM JUNCTIONS 26 OF THE M4* GUIDE PRICE £299,950 - £315,000**

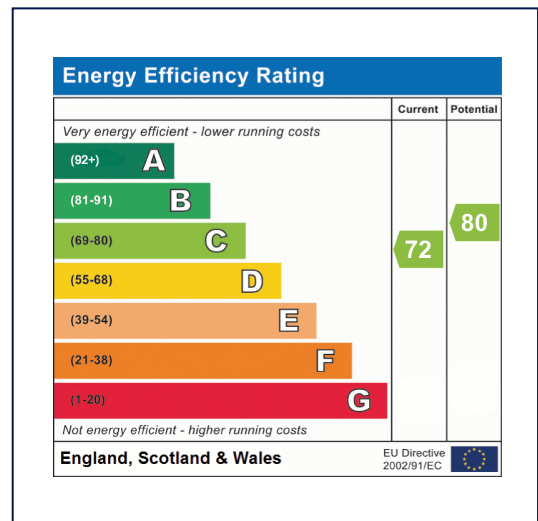
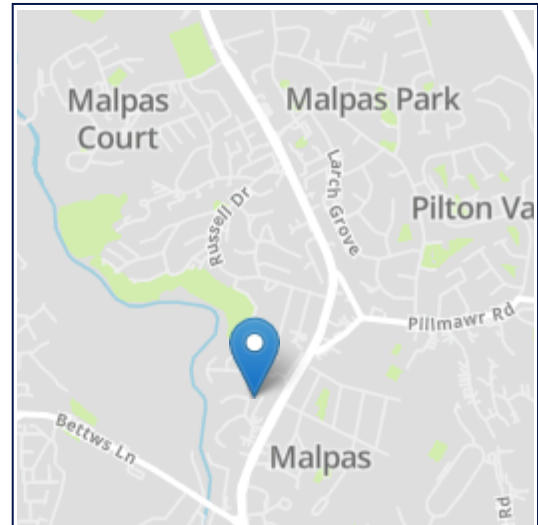
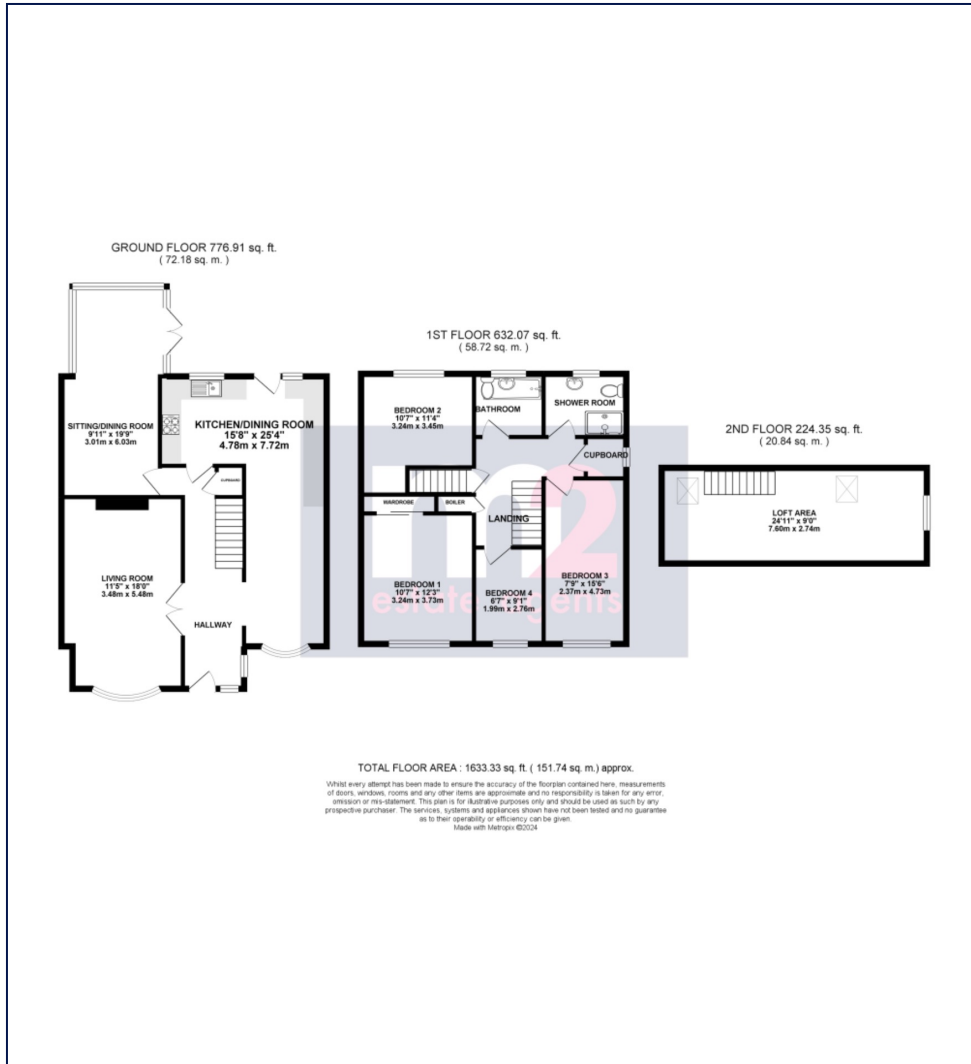
Situated in the popular and convenient Malpas area of Newport is this substantially extended, four bedroom semi detached family home, close to all local amenities, popular Primary and Secondary Schools and bus routes whilst also having the easiest of access to junctions 25a & 26 of the M4 making it perfect for commuting.

Spacious throughout, the property benefits from accommodation comprising to the Ground Floor: Entrance Hallway, Living Room, L shaped Kitchen/Dining/Family Room and Sitting/Dining Room opening to the rear. On the First Floor: Four Bedrooms, a Shower Room and Bathroom. Fixed stairs from the landing take you up to a useful Loft Area with power and lighting. Outside to the front is a double driveway with a few steps up to the front door and to the rear is a easily maintained tiered garden with patio and a decked seating area.

The property further benefits from having a gas combi boiler, UPVC double glazing throughout and viewing is 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.

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