



118 Dorset Crescent, Newport. NP19 4QE
£295,000
Tenure Freehold

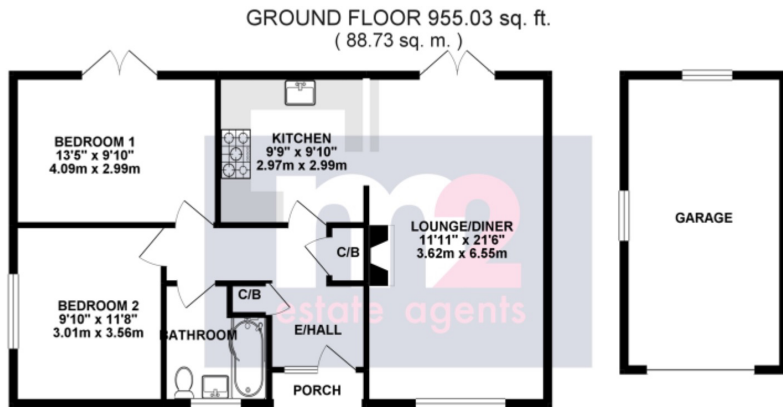
- **RENOVATED, DETACHED BUNGALOW**
- **2 DOUBLE BEDROOMS**
- **KITCHEN/DINING/LIVING ROOM**
- **REFITTED BATHROOM**
- **EXTENSIVE PARKING & GARAGE**
- **LARGE CORNER PLOT**
- **QUIET, LEVEL LOCATION**
- **VIEWING ADVISED**

RENOVATED, DETACHED BUNGALOW IN QUIET LEVEL LOCATION WITH 2 DOUBLE BEDROOMS, OPEN PLAN KITCHEN/DINING/LIVING ROOM, GARAGE, DRIVEWAY IN GOOD SIZE GARDENS

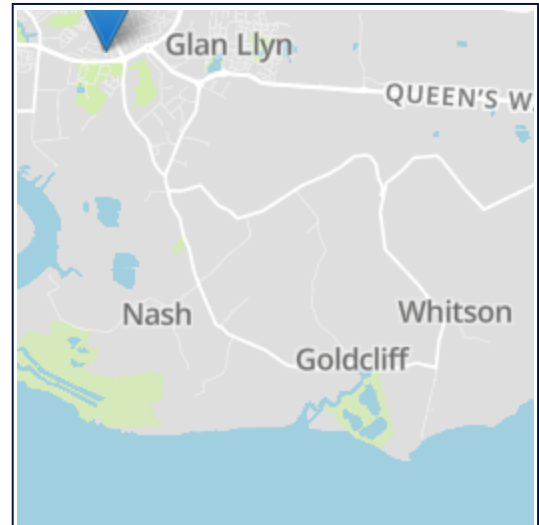
A recently renovated, two double bedroom, detached bungalow occupying a large corner plot and benefiting from extensive parking. The property is situated in a level location close to Nash Road and the southern distributor road providing commuters easy access to junctions 24 & 28 of the M4. In brief the accommodation comprises: An entrance hall with storage cupboard. A modern kitchen with peninsular breakfast bar opens to the spacious lounge/diner having French doors to the rear. Two double bedrooms lead off the main hallway with the master having French doors to the garden. The modern bathroom benefits from a shower over bath and porcelain tiled walls. Outside: The property occupies a level corner plot with parking to the front and side. Pathways extend to the side lawned garden and rear. To the rear: a level lawned garden, patio area and raised seating area enclosed by fencing. A detached garage is accessed via an up and over door.

Services:

Council Tax Band:



TOTAL FLOOR AREA: 955.03 sq. ft. (88.73 sq. m.) approx.
While 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 misstatement. This plan is for illustrative purposes only and should be used as a guide by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is to their operation or efficiency can be given.
 Made with floorplan 82224



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	85
(69-80)	C	
(55-68)	D	65
(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.

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