



2 Lysaght Circle, Newport. NP19 4AG
£260,000
Tenure Freehold

- SEMI DETACHED HOUSE
- BEAUTIFULLY PRESENTED THROUGHOUT
- 3/4 BEDROOMS
- KITCHEN / DINING ROOM
- UTILITY ROOM & W/C
- ENSUITE & FAMILY BATHROOM
- VERSATILE 3 STOREY LIVING
- 2 ALLOCATED PARKING SPACES
- CONVENIENT & POPULAR EAST SIDE LOCATION
- EASILY MAINTAINED REAR GARDEN

STUNNINGLY PRESENTED, VERSATILE, 3/4 BEDROOM TOWNHOUSE IN A POPULAR LOCATION ON THE EAST SIDE OF NEWPORT WITH KITCHEN/DINING ROOM, UTILITY ROOM, W/C, EN-SUITE, FAMILY BATHROOM & PARKING FOR 2 VEHICLES WITHIN WALKING DISTANCE TO THE CITY CENTRE

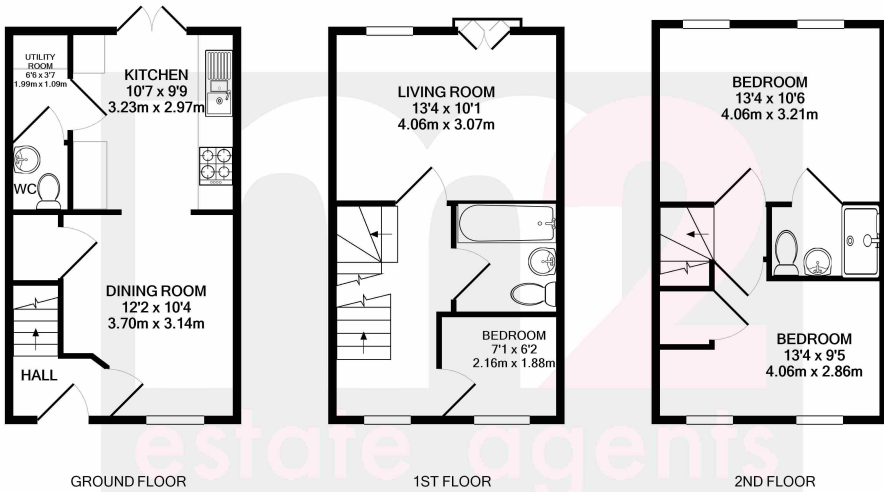
Situated on the popular, modern Lysaght Village development, located on the East side of Newport. This stylishly presented, versatile 3/4 Bedroom townhouse is close to all local amenities, Popular Schools, Supermarkets, Riverside Walks, Shopping at Newport Retail Park and the Southern Distributor Road, which links to the junctions 24 and 28 of the M4 making it ideal for commuting.

Stylish throughout, the property benefits from having accommodation briefly comprising to the Ground Floor: Entrance Hallway, Open Plan Kitchen, Dining, Living space, Utility Room & Cloakroom. On the first floor is a spacious Living Room/Bedroom with Juliette balcony, Family Bathroom and further Bedroom. On the second floor are two Double Bedrooms with En Suite Shower Room to the master. Outside, to the front are wrought iron railings with gate and path to the front door. The rear garden is easily managed with patio area, artificial grass and raised flower bed. Gated rear access takes you to a parking area where you find two allocated parking spaces.

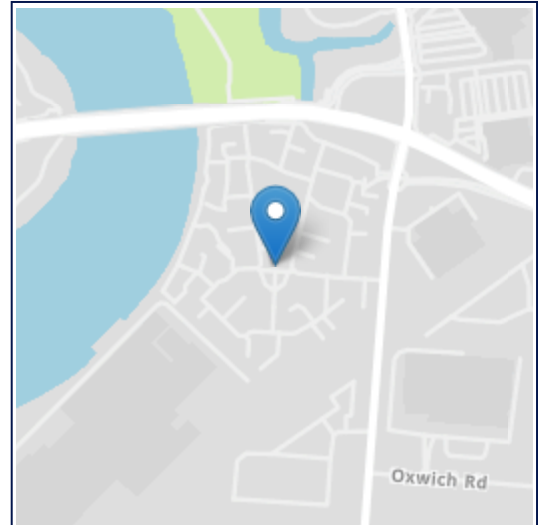
The property further benefits from having a gas combi boiler, UPVC double glazing throughout and viewing is highly advised by the agents.

Services:

Council Tax Band:



Whilst every attempt has been made to ensure the accuracy of the floor plan 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+)		91
A		
(81-91)		80
B		
(69-80)		
C		
(55-68)		
D		
(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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