



32 Tandem Mill Road, Newport. NP19 4DP
£310,000
Tenure Freehold

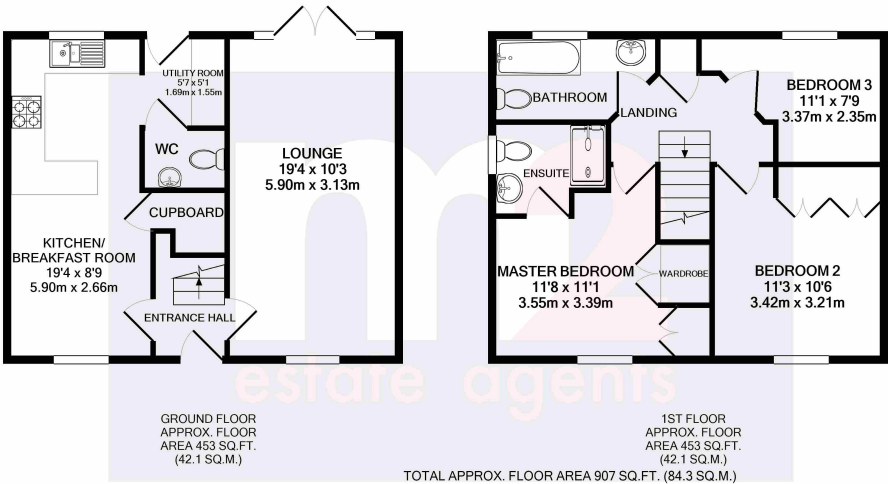
- WELL PRESENTED DETACHED FAMILY HOME
- 3 BEDROOMS
- KITCHEN/DINING ROOM
- SPACIOUS LOUNGE WITH FRENCH DOORS OPENING TO REAR
- EN-SUITE & FAMILY BATHROOM
- UTILITY ROOM & SEPARATE W/C
- GARAGE & DRIVEWAY
- PLEASANT SUNNY ENCLOSED REAR GARDEN
- POPULAR MODERN DEVELOPMENT WITH EXCELLENT ROAD LINKS

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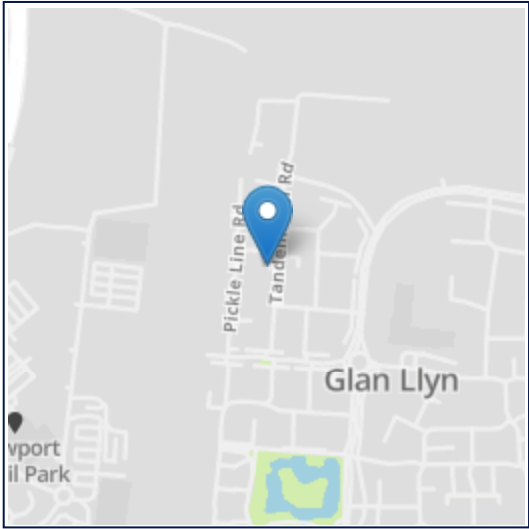
Built by Bellway homes this modern 3 bedroom detached property is situated on a private cul de sac on this popular modern development to the east of Newport. The property lies within a short distance of an excellent range of amenities at Spyty Park and junctions 23 and 24 of the M4 providing commuters easy access to Cardiff & Bristol.

Viewing comes recommended to appreciate the ideal family accommodation comprising: To the ground floor: An entrance hall with stairs to the first floor. A good size lounge extends front to rear with French doors to the garden. The kitchen/diner has a central breakfast bar with integral appliances. An open arch leads to a utility room & cloakroom/wc. To the first floor: A landing provides access to 3 bedrooms, the master having an en-suite shower room and built in wardrobes as does bedroom 2. A family bathroom serves the remaining bedrooms. Outside: To the front a planted forecourt with path to main entrance. A side driveway provides parking and leads to a single garage. To the rear: A shaped flag stone effect patio area with brick edging enjoys a sunny aspect and leads onto a garden mainly laid to lawn with raised beds, enclosed by fencing. Garage accessed via an up and over door.

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		
Very energy efficient - lower running costs		
(92 to 100)	A	95
(81 to 91)	B	84
(69 to 80)	C	
(55 to 68)	D	
(39 to 54)	E	
(21 to 38)	F	
(1 to 20)	G	
Not energy efficient - higher running costs		
England, Wales & N.Ireland		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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