



**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

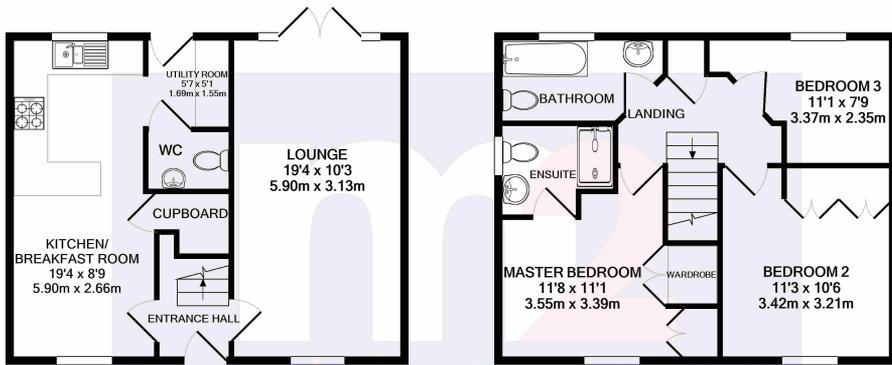
69 Bridge Street, Newport, NP20 4AQ  
M2 Estate Agents Newport 01633 289622  
[www.m2ea.co.uk](http://www.m2ea.co.uk)

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 Spytty 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:

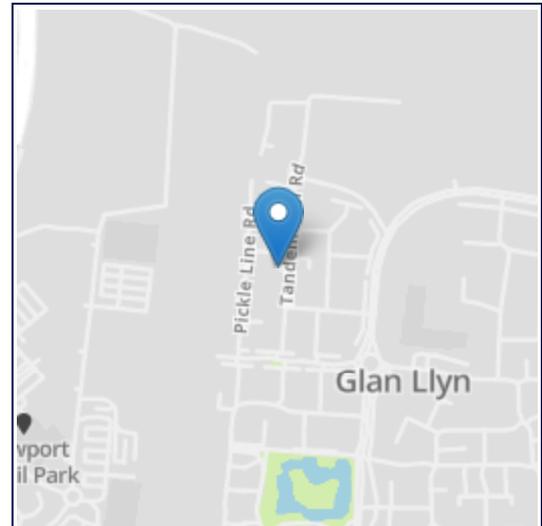


GROUND FLOOR  
APPROX. FLOOR  
AREA 453 SQ.FT.  
(42.1 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 453 SQ.FT.  
(42.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 907 SQ.FT. (84.3 SQ.M.)

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.  
Made with Metropix ©2022



Energy Efficiency Rating		Current	Potential
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.

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.