



**66 Beech Grove, St Brides Wentlooge,  
Newport. NP10 8TB  
£200,000  
Tenure Freehold**

- PERFECT FOR FIRST TIME BUYERS OR INVESTORS
- END TERRACE HOUSE
- 2 BEDROOMS
- REFITTED KITCHEN
- REFITTED SHOWER ROOM
- LIVING/DINING ROOM OPENING TO REAR
- ENCLOSED REAR GARDEN WITH SUMMER HOUSE
- DRIVEWAY & GARDEN TO FRONT
- OCCUPYING A GOOD SIZE CORNER PLOT
- CLOSE TO JUNCTION 28 OF THE M4



**\*PERFECT FOR FIRST TIME BUYERS!! WELL PRESENTED, END TERRACE HOUSE WITH 2 BEDROOMS, LIVING/DINING ROOM, REFITTED KITCHEN, REFITTED SHOWER ROOM, EASY TO MAINTAIN REAR GARDEN, SUMMER HOUSE/OFFICE & DRIVEWAY WITH EASY ACCESS TO JUNCTION 28 OF THE M4\***

Situated on this popular development lying within a short distance of junction 28 of the M4 this stylish, two bedroom end terrace house occupies a larger than average corner plot and offers ideal accommodation for a first time buyer or investor.

In brief the accommodation comprises: To the ground floor: An entrance hall with archway leading to a refitted kitchen. A good size living/dining room with bi-folding doors and panelling with stairs lead to the first floor. To the first floor: Two good size bedrooms (the main bedroom having built in wardrobes) and a stylish refitted shower room.

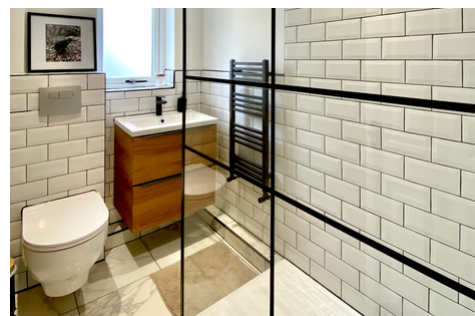
Outside: The property occupies a larger than average corner plot. To the front a garden mainly laid to lawn with driveway, side access via gate and path to main entrance. To the rear: An easily maintained garden extends to the side with paved patio areas and Astro turf. A large useful summer house with veranda is portioned to provide two rooms.

The property further benefits from having a gas combi boiler, new upvc double glazing windows and doors and viewing is highly recommended by the agents.

Services:

Council Tax Band:

C



GROUND FLOOR  
466 sq.ft. (43.3 sq.m.) approx.

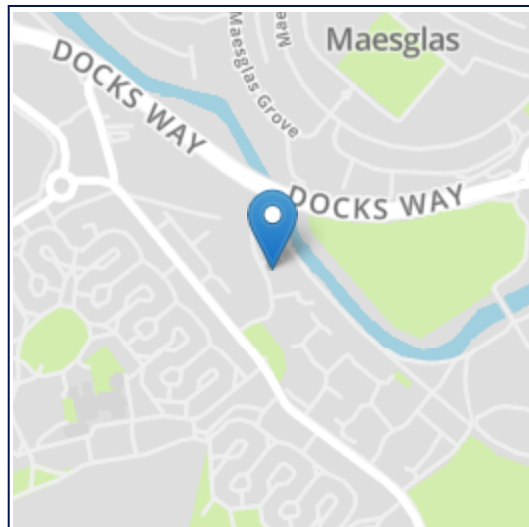
1ST FLOOR  
294 sq.ft. (27.3 sq.m.) approx.



TOTAL FLOOR AREA: 760 sq.ft. (70.6 sq.m.) approx.

Whilst 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 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		
(92-100) <b>A</b>		91
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		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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I/We acknowledge that I/we have read and understand your terms letter and that these property ( 66 Beech Grove, Newport, NP10 8TB ) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature \_\_\_\_\_ Print Name \_\_\_\_\_

Date \_\_\_\_\_

Signature \_\_\_\_\_ Print Name \_\_\_\_\_

Date \_\_\_\_\_