



17 Barfleur Crescent, Newport. NP20 2QU
£360,000
Tenure Freehold

- **STYLISH DETACHED HOUSE**
- **4 BEDROOMS**
- **KITCHEN/DINING/FAMILY ROOM**
- **SPACIOUS LIVING ROOM**

- **EN-SUITE & FAMILY BATHROOM**
- **GARAGE & LARGE DRIVEWAY**
- **PRIVATE REAR GARDEN**
- **SOUGHT AFTER MON BANK DEVELOPMENT**

* STYLISH, 4 BEDROOM, DETACHED FAMILY HOME ON THE POPULAR MON BANK DEVELOPMENT WITH STUNNING KITCHEN/DINING/FAMILY ROOM, LIVING ROOM, GROUND FLOOR W/C, EN-SUITE, FAMILY BATHROOM, BEAUTIFUL REAR GARDEN, DRIVEWAY & GARAGE*

A modern, four bedroom detached family home in the sought after, maturing Mon Bank development just off Cardiff Road, close to all local amenities, schools, supermarkets, bus routes and shops whilst also having the easiest of access to the Southern Distributor Road which links to junctions 24 & 28 of the M4 making it ideal for commuting.

This spacious Redrow built family home offers well planned living accommodation briefly comprising to the Ground Floor: Entrance Hallway, Cloakroom, Living Room & Kitchen/Dining/Family Room with patio doors opening to rear garden. On the First Floor: four bedrooms, the master having built in wardrobes & en-suite shower room & family bathroom. Outside: To the front, a lawn area with shrubs with paved path to canopy porch, long driveway to the side leading to a detached single garage and gated rear access. To the rear, a lovely garden with patio area, decking seating area with lawn, trees and shrubs providing privacy during the summer months, enclosed by fencing.

The property further benefits from having a gas boiler, Upvc double glazing throughout & a number of years left on the NHBC guarantee.

Services:

Council Tax Band:

Band E

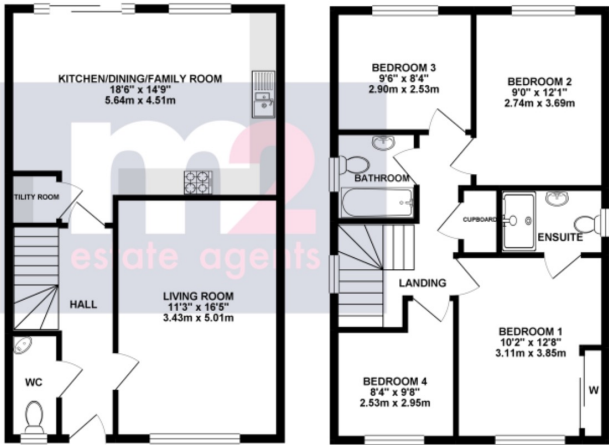


GROUND FLOOR 730.32 sq. ft.
(67.85 sq. m.)



GARAGE

1ST FLOOR 542.71 sq. ft.
(50.42 sq. m.)



TOTAL FLOOR AREA : 1273.03 sq. ft. (118.27 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 misstatement. 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 is given 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+)		93
A		
(81-91)	83	
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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I/We acknowledge that I/we have read and understand your terms
letter and that these property (17 Barfleur Crescent, Newport,
NP20 2QU) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature _____ Print Name _____

Date _____

Signature _____ Print Name _____

Date _____