



**20 Laurel Crescent, Newport. NP20 6WQ**  
**£260,000**  
**Tenure Freehold**

- SEMI DETACHED FAMILY HOME
- 3 BEDROOMS
- GOOD SIZE LOUNGE
- ENTRANCE PORCH
- REFITTED BATHROOM
- CONTEMPORARY KITCHEN/DINER  
OPENING TO GARDEN
- ENCLOSED REAR GARDEN
- DRIVEWAY AND GARAGE
- POPULAR LOCATION BETWEEN NEWPORT  
& CWMBRAN

**\*\*SITUATED BETWEEN NEWPORT AND CWMBRAN NEAR JUNCTION 26 OF THE M4 MOTORWAY - WELL PRESENTED 3 BEDROOM, SEMI-DETACHED FAMILY HOME IN LOCAL SCHOOL CATCHMENT AREA\*\***

A very well presented 3 bedroom family home situated between Newport and Cwmbran, located near Junction 26 with convenient access to the M4 Motorway. It offers ideal family accommodation and is close to local schools.

The ground floor features an entrance porch leading to a spacious lounge with stairs to the first floor and holds under the stair storage space.

The modern kitchen / diner is equipped with an extensive range of wall and base units, extending to a peninsula island, built in appliances and French doors to the rear.

The first floor includes a landing with three bedrooms and a refitted bathroom, with a shower over double-ended bath.

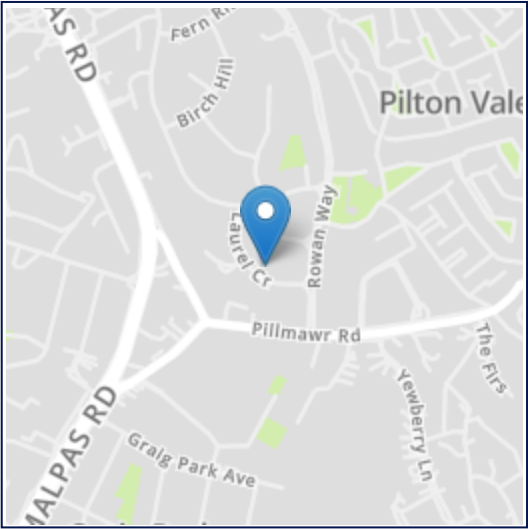
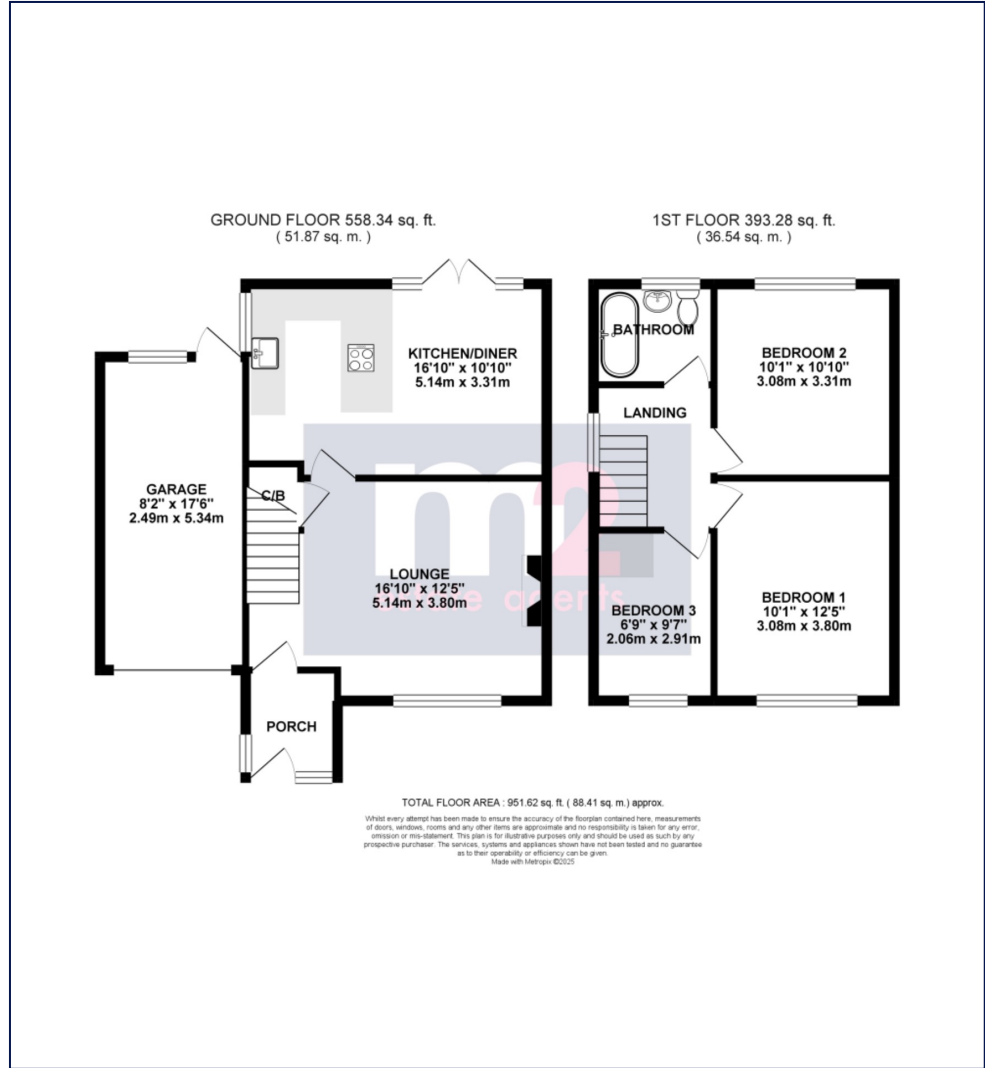
Outside the front of the house, there is a driveway and a lawned garden. To the rear of the property, there is a patio area with an elevated lawned garden which has been enclosed by fencing.

Garage: Accessed via an up and over door. There is also a separate door leading to the garden.

Services:

Council Tax Band:

D



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 ( 20 Laurel Crescent, Newport, NP20 6WQ ) details have been checked and:

Are Correct

Are Correct with Attached Amendments

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

Date \_\_\_\_\_

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

Date \_\_\_\_\_