



**34 Maplewood, Langstone, Newport. NP18
2AP
£365,000
Tenure Freehold**

- DETACHED FAMILY HOME
- 4 BEDROOMS
- SPACIOUS KITCHEN / DINING ROOM
- LIVING ROOM
- GARAGE & DRIVEWAY
- EN-SUITE & FAMILY BATHROOM
- EASILY MAINTAINED ENCLOSED REAR GARDEN
- SOUGHT AFTER LANGSTONE LOCATION
- CLOSE TO JUNCTION 24 OF THE M4

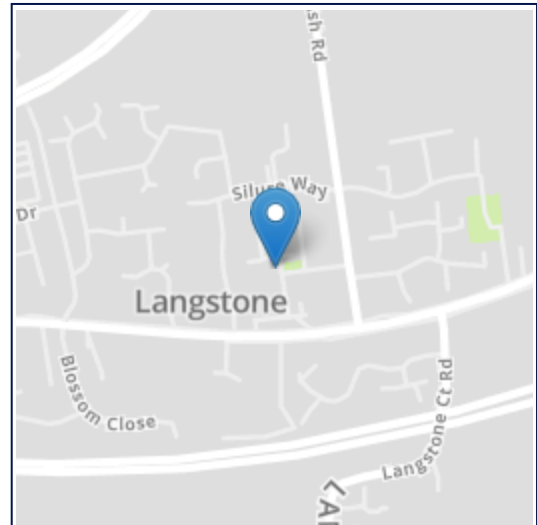
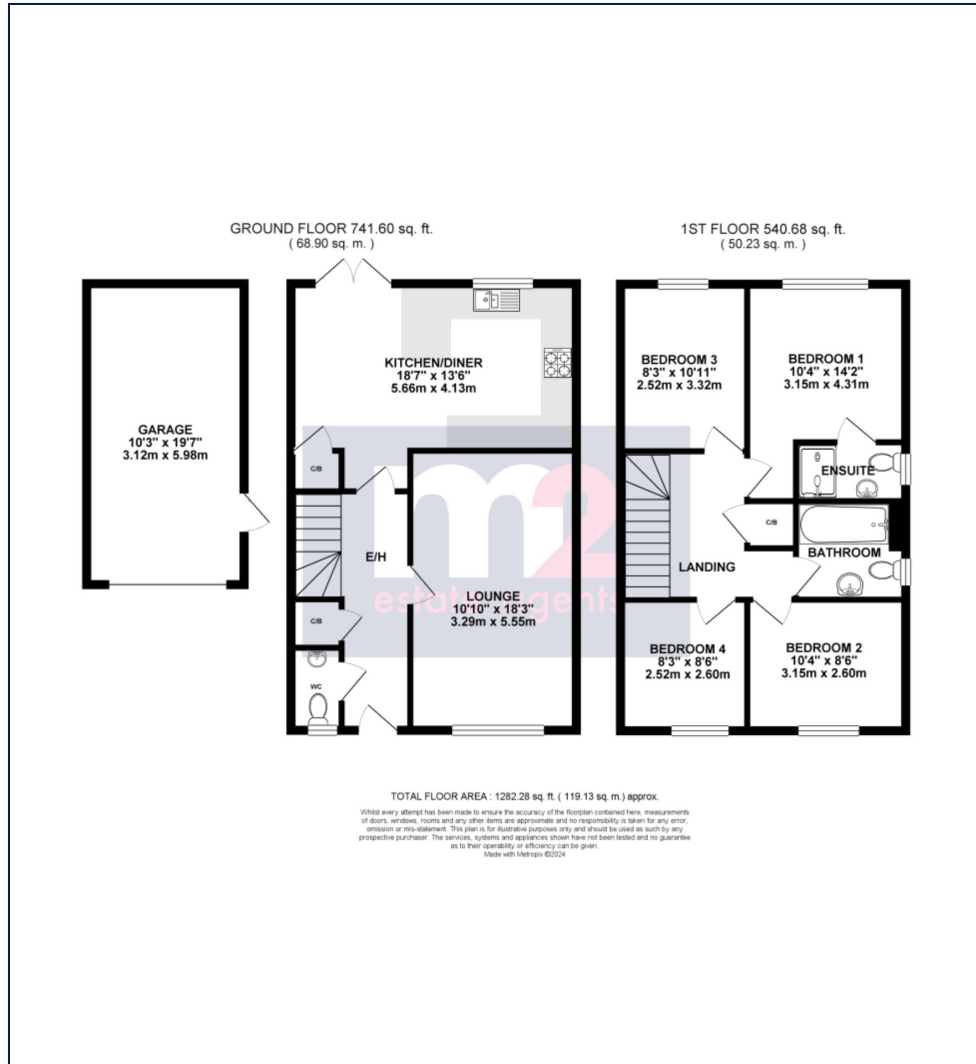
WELL PRESENTED, 4 BEDROOM DETACHED HOUSE IN HIGHLY SOUGHT AFTER LOCATION WITH KITCHEN/DINING ROOM, LIVING ROOM, EN-SUITE, FAMILY BATHROOM, GARAGE, DRIVEWAY & EASY ACCESS TO JUNCTION 24 OF THE M4

A well presented, spacious link detached home benefiting from an enclosed landscaped rear garden lying within easy access of Junction 24 of the M4, the Celtic Manor Resort and renowned schools.

This modern property offers excellent family accommodation comprising: An entrance hall with cloakroom/wc off, storage cupboard and stairs to the first floor. A good size lounge enjoys an outlook to the front A porcelain tiled floor extends through the majority of the ground floor to the kitchen/dining room having integral appliances, peninsular breakfast bar and French doors to the rear garden. To the first floor: A spacious landing leads to four bedrooms with the master having an en-suite shower room. A family bathroom serves the remaining bedrooms. Outside; To the front: An easily maintained forecourt. A long driveway provides extensive parking and leads to the large single garage. To the rear: A full width, natural stone patio area leads on to a landscaped garden laid with Astro turf. Steps lead to a decked seating area with rope border. Beds laid with broken slate enclosed by fencing. Garage: Accessed via an up and over door with pedestrian door to garden.

Services:

Council Tax Band:



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		94
A		
(81-91)	84	
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.

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.