













## 65 Somerset Road, Newport. NP19 7GB £290,000 Tenure Freehold

- SPACIOUS WELL PRESENTED MID TERRACE PROPERTY
- SYMPATHETICALLY RENOVATED
  RETAINING MANY PERIOD FEATURES
- CONVENIENT LOCATION CLOSE TO CAERLEON ROAD & J25 M4
- ENTRANCE HALL

- SUPERB KITCHEN/DINING/FAMILY ROOM
- USEFUL UTILITY ROOM & GROUND FLOOR SHOWER ROOM
- 4 BEDROOMS
- FAMILY BATHROOM & EN-SUITE SHOWER
  ROOM
- PLEASANT ENCLOSED REAR GARDEN

\*SPACIOUS, MID TERRACE HOUSE WITH 4 BEDROOMS, KITCHEN/DINING/FAMILY ROOM, LOUNGE, UTILITY ROOM, GROUND FLOOR SHOWER ROOM, FAMILY BATHROOM, EN-SUITE WITH EASY ACCESS TO JUNCTION 25 OF THE M4\*

A spacious traditional, four bedroom bay fronted mid terrace house situated just off Caerleon Road within walking distance to all local amenities, sought after Primary & Secondary schools, bus routes and with easy access to junction 25 of the M4 making it perfect for commuting

The property was extensively & sympathetically renovated in 2020, retaining many period features and now offers ideal family accommodation comprising: To the ground floor: A porch & entrance hall with original tiled floor, turned staircase to first floor, storage cupboard beneath, separate walk in cupboard. The lounge benefits from a bay window to the front with cornice to ceiling, a spacious open plan kitchen/dining/family room is fitted with a modern range of wall & base units, built in oven & hob, Peninsular breakfast bar with inset sink. The useful utility room leads to the ground floor shower room and rear garden. To the first floor: A landing leads to 4 good size bedrooms. The master bedroom benefits from a bay window, enjoying an outlook towards Caerleon & Cwmbran, and en-suite shower room, a family bathroom serves the remaining bedrooms.

Outside: To the front: an easily maintained enclosed forecourt. To the rear: steps lead to a seating area laid with stone, stepping stones lead past a lawned garden to a raised seating area enclosed by walling and fencing.

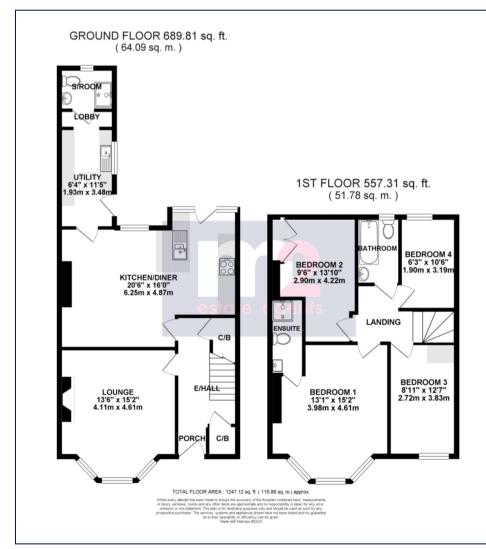
Services:

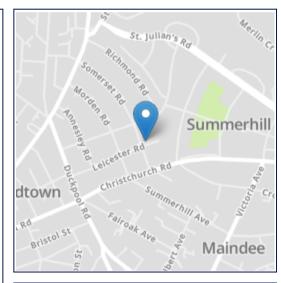
Council Tax Band:

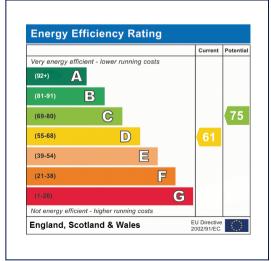












All room sizes are approximate. Electrical installations, plumbing, central heating and drainage installations are noted on the basis of a visual inspection only. They have not been tested and no warranty of condition or fitness for purpose is implied in their inclusion. Potential purchasers are warned 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 ( 65 Somerset Road, Newport, NP19 7GB ) details have been checked and:

## Are Correct

## Are Correct with Attached Amendments

Signature		Print Name	
	Date		
Signature		Print Name	
	Date		