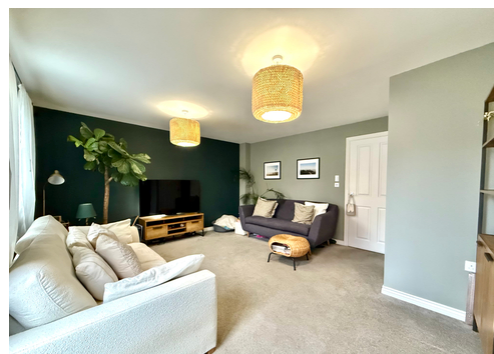




15 Lysaght Way, Newport. NP19 4AL
£239,950
Tenure Freehold

- LOVELY MID LINK HOUSE
- 3 BEDROOMS
- KITCHEN / BREAKFAST ROOM
- SPACIOUS LIVING ROOM
- EN-SUITE & FAMILY BATHROOM
- GROUND FLOOR W.C.
- OFF ROAD PARKING
- LANDSCAPED ENCLOSED REAR GARDEN
- EXCELLENT TRANSPORT LINKS

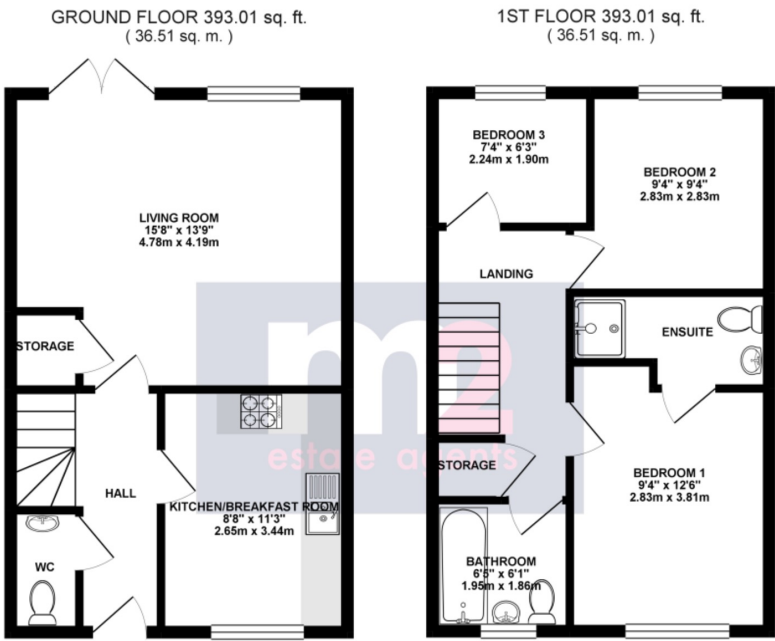
69 Bridge Street, Newport, NP20 4AQ
M2 Estate Agents Newport 01633 289622
www.m2ea.co.uk

WELL PRESENTED, 3 BEDROOM MID TERRACE HOUSE WITH KITCHEN/BREAKFAST ROOM, LIVING ROOM, EN-SUITE, FAMILY BATHROOM, LANDSCAPED REAR GARDEN & ALLOCATED PARKING WITH EASY ACCESS TO JUNCTIONS 24 & 28 OF THE M4

Situated on the popular, modern Lysaght Village development, located on the East side of Newport. This spacious, three bedroom mid-terrace property is close to all local amenities, Popular Schools, Supermarkets, Riverside Walks, Shopping at Newport Retail Park and the Southern Distributor Road, which links to the junctions 24 and 28 of the M4 making it ideal for commuting.

In brief, the accommodation comprises to the ground floor: entrance hall, w.c, kitchen/breakfast room and spacious living room with French doors opening to the rear garden. On the first floor: three bedrooms with en-suite shower room and family bathroom, including a spacious master with en-suite, plus a main bathroom for added convenience. Additional benefits include allocated parking, a gas combi boiler, and UPVC double glazing with a built in Electric Vehicle charger to the rear of the property. Viewing is highly recommended

Services:
Council Tax Band:
D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(81-91) B	82	
(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.