



31 Elaine Crescent, Newport. NP19 7LD
£285,000
Tenure Freehold

- ATTRACTIVE SEMI DETACHED HOUSE
- 3 BEDROOMS
- KITCHEN / DINING ROOM
- GOOD SIZE LOUNGE
- FIRST FLOOR SHOWER ROOM
- GROUND FLOOR W/C
- DRIVEWAY
- SOUGHT AFTER & CONVENIENT LOCATION
- CLOSE TO JUNCTION 25 OF THE M4

ATTRACTIVE, 3 BEDROOM, SEMI DETACHED HOUSE IN SOUGHT AFTER LOCATION WITH KITCHEN/DINING ROOM, LOUNGE, GROUND FLOOR W/C, FIRST FLOOR SHOWER ROOM & DRIVEWAY WITH EASY ACCESS TO JUNCTION 25 OF THE M4

Situated in the popular St Julian's area of Newport is this spacious, 3 bedroom family house, within walking distance to all local amenities, popular Primary & Secondary Schools, bus routes and with easy access to junction 25 of the M4 making it perfect for commuting.

The property occupies a large corner plot and offers good family accommodation comprising, to the ground floor: An Entrance hall with strip wooden floor, w/c, spacious lounge with bay window and dining room opening to the kitchen having an outlook to the rear. To the first floor: three bedrooms lead off the landing with storage cupboard and shower room. Outside: To the front: A driveway and easily maintained garden laid with stone part enclosed by walling. A gate provides access to the rear. To the rear: A seating area laid over 2 levels, with storage sheds off, leads on to a large garden with great potential.

Services:

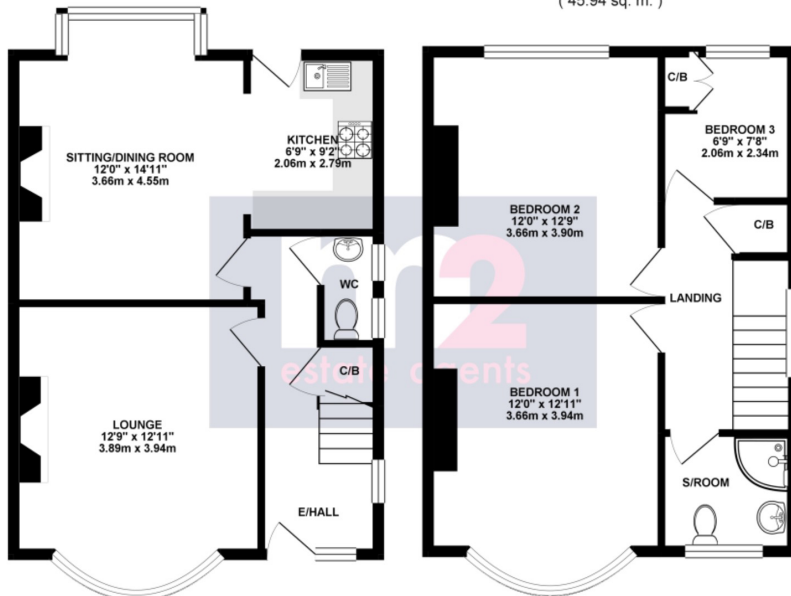
Council Tax Band:

D



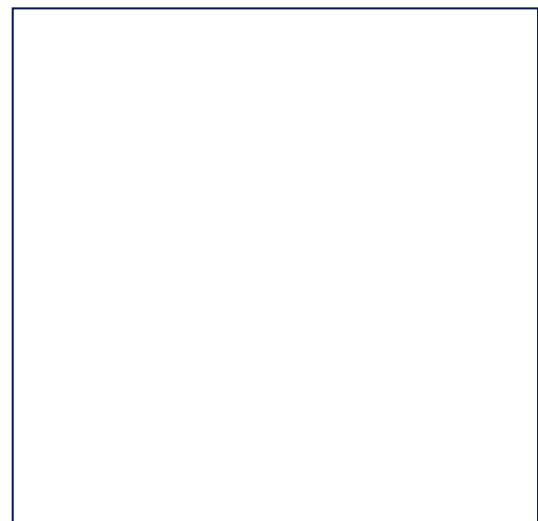
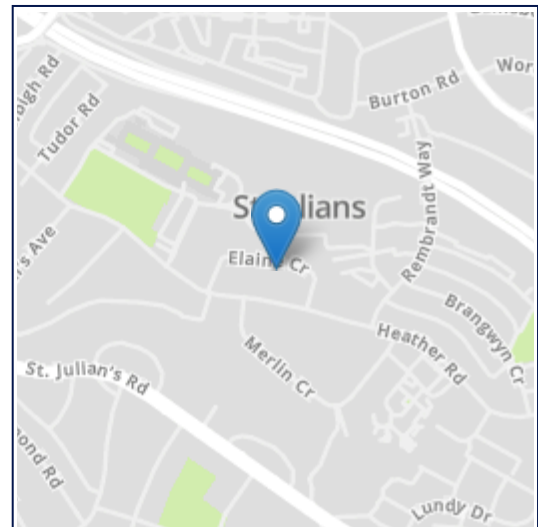
GROUND FLOOR 510.33 sq. ft.
(47.41 sq. m.)

1ST FLOOR 494.53 sq. ft.
(45.94 sq. m.)



TOTAL FLOOR AREA : 1004.86 sq. ft. (93.35 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 mis-statement. 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 as to their operability or efficiency can be given.
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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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