



28 Priory Way, Langstone, Newport. NP18

2JE

£369,950

Tenure Freehold

- ATTRACTIVE LINK DETACHED HOME
- GREATLY EXTENDED FAMILY ACCOMMODATION
- POPULAR LOCATION CLOSE TO J24 M4
- ENTRANCE HALL & GROUND FLOOR W/C
- GOOD SIZE LOUNGE
- LARGE KITCHEN OPEN TO FAMILY ROOM/CONSERVATORY
- 3 BEDROOMS
- BATHROOM & EN-SUITE
- GARAGE & UTILITY AREA
- PRIVATE ENCLOSED REAR GARDEN

AN ATTRACTIVE LINK DETACHED FAMILY HOME OCCUPYING A CORNER PLOT IN THIS PRETTY CUL DE SAC LYING WITHIN EASY ACCESS OF JUNCTION 24 M4. THE PROPERTY HAS BENEFITED FROM THE ADDITION OF A LARGE EXTENSION/CONSERVATORY TO THE REAR WHICH PROVIDES A SUPERB KITCHEN/DINER/FAMILY ROOM OVER LOOKING THE PRIVATE GARDEN.

Further accommodation comprises:

An entrance hall with cloakroom w/c leads to a spacious lounge with box bay window, entertainment wall having built in contemporary electric fire and space for TV. An inner lobby with turned stairs case to the first floor opens to the superb large kitchen/diner/family room having central island and integral appliances. Doors lead to the rear garden.

To the first floor: a landing leads to 3 bedrooms, the master benefiting from built in wardrobes and an en-suite shower room. A family bathroom serves the remaining bedrooms.

Outside: to the front: An easily maintained forecourt and driveway.

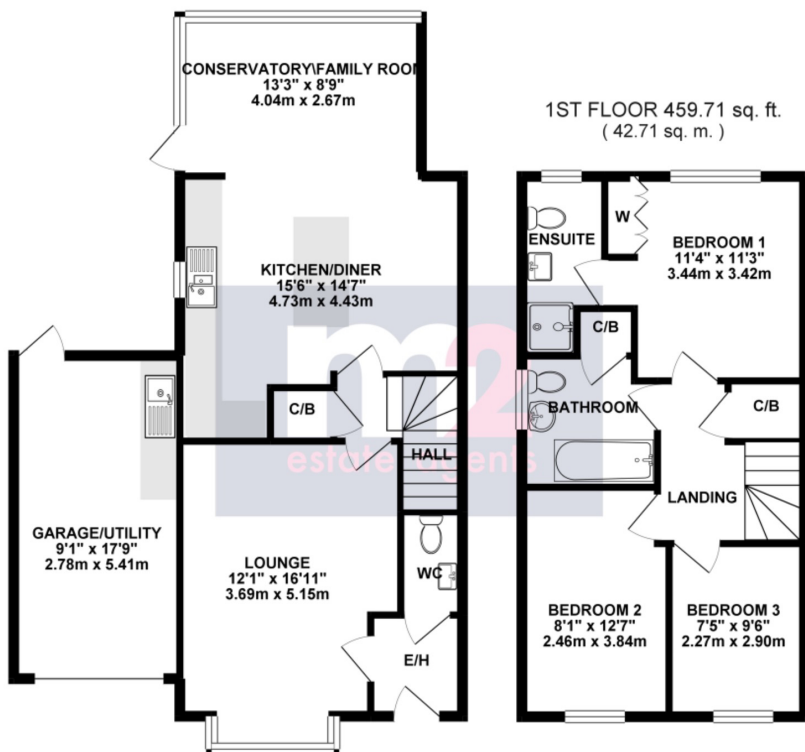
To the rear: a private patio area leads up to a garden laid to lawn enclosed by hedging and fencing, second seating area laid with stone and side access via gate.

The garage is accessed via an up and over door, with utility area and sink, pedestrian door to rear.

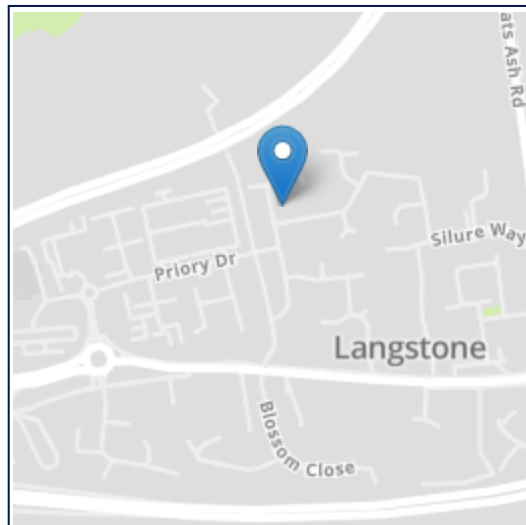


GROUND FLOOR 749.23 sq. ft.
(69.61 sq. m.)

1ST FLOOR 459.71 sq. ft.
(42.71 sq. m.)



TOTAL FLOOR AREA: 1208.94 sq. ft. (112.31 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 misstatement. 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D	64	79
(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.

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I/We acknowledge that I/we have read and understand your terms letter and that these property (28 Priory Way, Newport, NP18 2JE) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature _____ Print Name _____

Date _____

Signature _____ Print Name _____

Date _____