



Jasminium, Station Road, Llanwern, Newport

. NP18 2DW

£325,000

Tenure Freehold

- SEMI DETACHED BUNGALOW
- 2 DOUBLE BEDROOMS
- KITCHEN / BREAKFAST ROOM
- WOOD BURNER WITH STONE CHIMNEY BREAST & VAULTED CEILING
- REFITTED BATHROOM
- CONVERTED DOUBLE GARAGE
- GARDEN ROOM / GYM
- LIVING / DINING ROOM
- SEMI RURAL LOCATION CLOSE TO LLANWERN GOLF CLUB

SEMI RURAL LOCATION!! BEAUTIFULLY PRESENTED, 2 DOUBLE BEDROOM, SEMI DETACHED COTTAGE WITH KITCHEN/BREAKFAST ROOM, LIVING/DINING ROOM WITH WOOD BURNER & VAULTED CEILING, CONVERTED GARAGE NOW A GARDEN ROOM/GYM WITH LARGE GARDENS

A beautifully presented, semi-detached bungalow, perfectly located in an elevated position within the semi rural location of Llanwern village, close to Llanwern Golf Club, the popular Fifteen Restaurant, primary and secondary schools, lovely walks, whilst also having great road links to Newport and junctions 23a & 24 of the M4 making it perfect for commuting.

In brief, the accommodation comprises: entrance porch, kitchen/breakfast room, living/dining room with wood burner and vaulted ceiling, an inner hallway leads to two double bedrooms and a refitted bathroom. Outside, to the front is a parking bay with steps up to the front door with timber gate. To the side, a good size garden mainly laid to lawn with central path leading to the converted double garage which is now a garden room/gym with electric and heating, double gates provide further off road parking.

Viewing is highly advised by the agents to truly appreciate this lovely property.

Services:
Council Tax Band:
D



GROUND FLOOR 882.09 sq. ft.
(81.95 sq. m.)



TOTAL FLOOR AREA : 882.09 sq. ft. (81.95 sq. m.) approx.

While 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 guidance 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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