



68 The Moorings, Newport. NP19 7JD
£250,000
Tenure Freehold

- GUIDE PRICE - £250,000 - £270,000
- NO CHAIN
- 3 BEDROOMS
- HIGHLY SOUGHT AFTER LOCATION
- FANTASTIC MOTORWAY ACCESS - IDEAL FOR COMMUTING TO BRISTOL & CARDIFF

- LARGE DETACHED GARAGE
- LOVINGLY REFURBISHED & WELL PRESENTED FAMILY HOME
- STUNNING KITCHEN/DINING/FAMILY ROOM
- JUST MINUTES FROM JUNCTION 25 OF THE M4 MOTORWAY
- BEAUTIFUL RIVER VIEWS OVER TOWARDS CAERLEON GOLF COURSE

This spacious semi-detached family home offers immaculate & much improved living accommodation, with bright and airy rooms from its over-sized windows and extremely sought-after location.

The ground floor is accessed via the light and airy entrance hallway, with smooth plastered walls and staircase to the first floor. This attractive hallway provides access to the two separate reception rooms. The fantastic kitchen/family room is positioned at the rear of the property, including a breakfast bar, stunning modern fitted kitchen and large area for dining table and seating, making it ideal for all the family. The utility area is located just off the kitchen to the rear.

On the first floor there are three good size bedrooms, all decorated beautifully and a modern family bathroom with shower over bath.

The property has been well maintained and well-presented throughout, also benefitting from an enclosed, low maintenance, tiered rear garden with a large decking area and a large detached garage providing off-road parking, accessed via an up-and-over door.

This modern family home would make an ideal first time purchase or would suite anyone looking to up-size and remain in the popular St. Julians area.

The extremely sought-after Caerleon Village is just a short stroll, buzzing with a variety of bars, cake shops, pubs and well known restaurants.

Local schools, shops and bus stops are all within walking distance and Junction 25 of the M4 motorway is just seconds away, making it ideal for anyone looking for an easy commute to Bristol and Cardiff.

The property is also being offered for sale with no onward chain and viewings are highly advised.

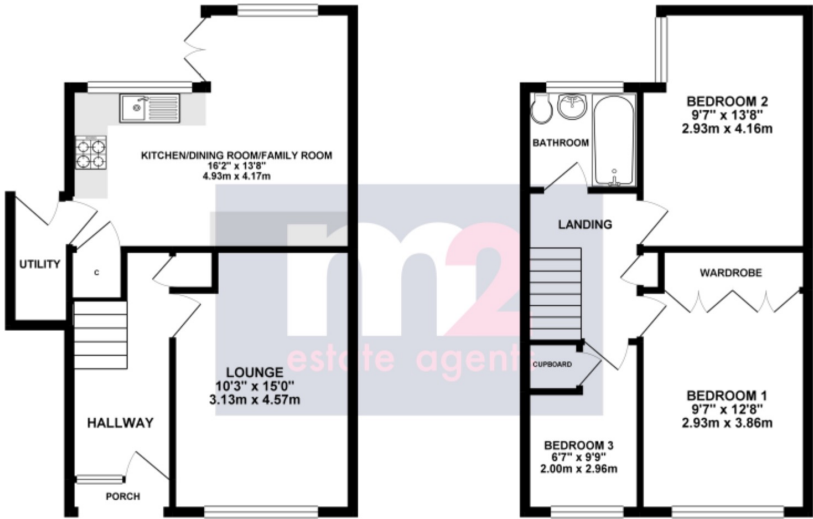
Services:

Council Tax Band:

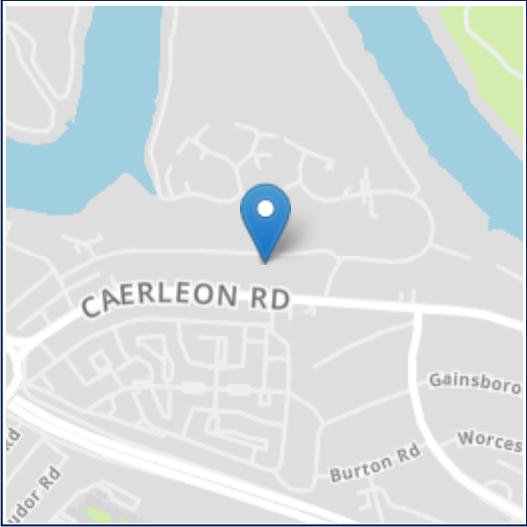


GROUND FLOOR 454.24 sq. ft.
(42.20 sq. m.)

1ST FLOOR 429.44 sq. ft.
(39.90 sq. m.)



TOTAL FLOOR AREA - 883.68 sq. ft. (82.10 sq. m.) approx.
Whilst every effort 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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Energy Efficiency Rating

Very energy efficient - lower running costs		Current	Potential
(92 to 100)	A		
(81 to 91)	B		85
(69 to 80)	C		
(55 to 68)	D	60	
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		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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