



8 Millennium Walk, Newport. NP19 0NU
£325,000
Tenure Freehold

- NO CHAIN
- STYLISH & SPACIOUS TOWN HOUSE IN A SUPER CONVENIENT LOCATION
- 4 DOUBLE BEDROOMS
- BEAUTIFUL RIVERSIDE WALK INTO THE CITY CENTRE
- 2 PARKING SPACES
- POPULAR & CONVENIENT CITY CENTRE LOCATION
- MASTER BEDROOM WITH CONTEMPORARY EN-SUITE SHOWER ROOM
- BALCONY OVERLOOKING MILLENNIUM WALK & THE RIVER USK
- EASILY MAINTAINED GARDEN
- UTILITY ROOM & CLOAKROOM

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

Situated on the increasingly popular, modern City Vision Waterside development by Taylor Wimpey. Conveniently located within walking distance of Newport City Centre & Newport Central Railway station.

This beautifully presented 4 Bedroom townhouse 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 motorway making it ideal for commuting.

Stylish throughout, the property benefits from having accommodation briefly comprising;

Ground Floor: Lounge with patio doors to front, opening into the modern Kitchen Diner, Utility Room and a ground floor W/C.

First Floor: Double Bedroom with a balcony to front, Family Bathroom and a double Bedroom to the rear.

Second Floor: 2 Double Bedrooms, one with a shower room en-suite.

Outside to the front is a pathway leading up to the front door with a gated garden directly off Millennium Walk. The rear garden provides a low maintenance, private area, enclosed with a gate providing rear access into the parking area. The parking for this property is directly behind the rear garden and includes 2 parking bays.

The property further benefits from having a gas combi boiler and UPVC double glazing throughout.

Services:

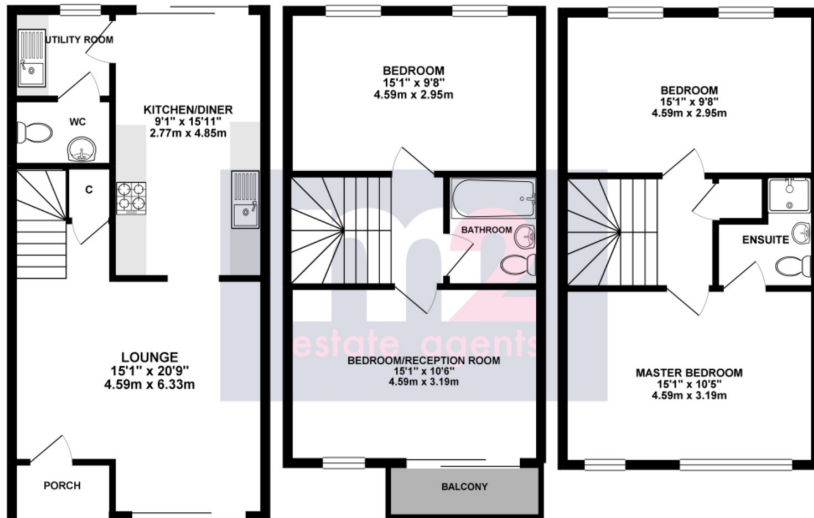
Council Tax Band:



GROUND FLOOR 451.87 sq. ft. (41.98 sq. m.)

1ST FLOOR 403.61 sq. ft. (37.50 sq. m.)

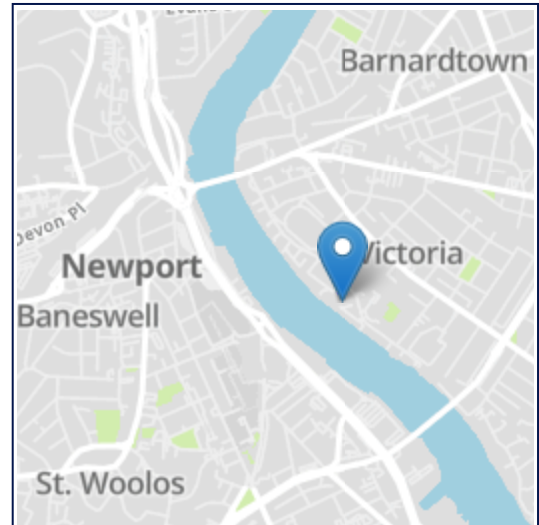
2ND FLOOR 403.61 sq. ft. (37.50 sq. m.)



TOTAL FLOOR AREA : 1259.09 sq. ft. (116.97 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		93
(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.

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