



12 Bredon Close, Risca, Newport. NP11 6RB
£210,000
Tenure Freehold

- **WELL PRESENTED BUNGALOW**
- **2 BEDROOMS**
- **LOUNGE/DINING ROOM**
- **MODERN KITCHEN**
- **CONSERVATORY & HALLWAY**
- **BATHROOM**
- **GARAGE**
- **GOOD SIZE CORNER PLOT**
- **STUNNING VIEWS TOWARDS THE BRISTOL CHANNEL**

PERFECT FOR DOWNSIZING!! 2 BEDROOM, SEMI DETACHED, BUNGALOW ON A LARGE CORNER PLOT WITH LIVING/DINING ROOM, MODERN KITCHEN, BATHROOM, GARAGE & FAR REACHING VIEWS

A well presented semi detached bungalow occupying a good size corner plot and enjoying far reaching views over Risca & towards the Bristol Channel. The property offers ideal accommodation for retirement with accommodation comprising: A Upvc conservatory with tiled floor leads to an L shaped entrance hall. The bright lounge/dining room benefits from patio doors open to the garden and enjoying views over Risca. A kitchen is fitted with an extensive range of wall and base units having built in oven and hob. 2 bedrooms have from built in wardrobes and the bathroom benefits from a shower over bath.

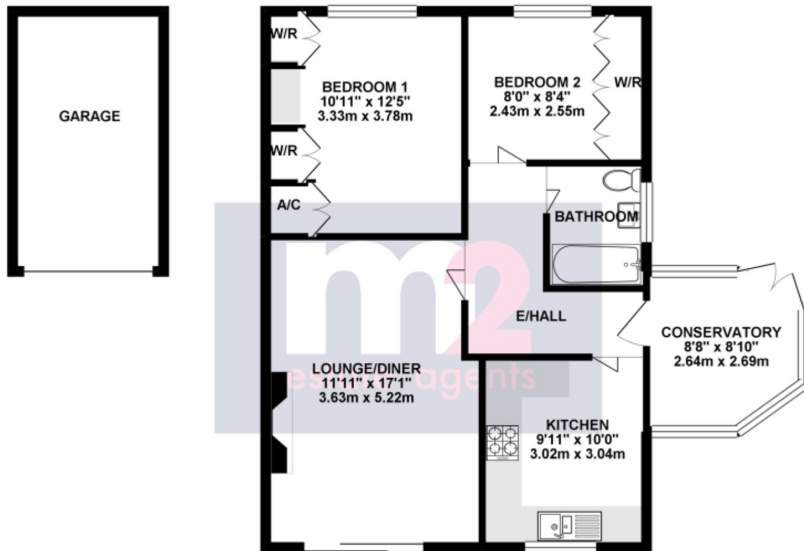
Outside: the property occupies a good size, landscaped corner plot. The front being mainly laid to lawn with inset beds partially enclosed by shrubs. To the side a seating area with gate opening to a green. Terrace garden to the rear with steps leading to the single garage located in block.

Services:

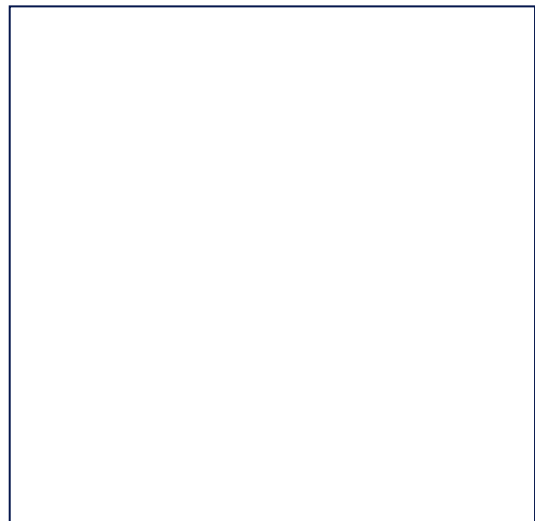
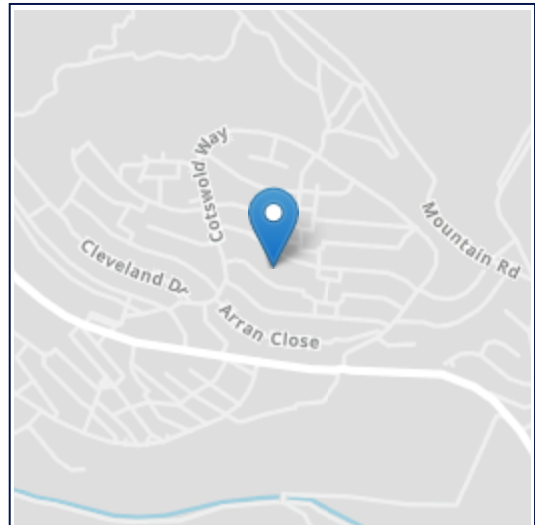
Council Tax Band:



GROUND FLOOR 804.94 sq. ft.
(74.78 sq. m.)



TOTAL FLOOR AREA : 804.94 sq. ft. (74.78 sq. m.) approx.
While 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 omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The accuracy, contents and appearance of this plan have not been tested and no guarantee as to their availability or accuracy 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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I/We acknowledge that I/we have read and understand your terms letter and that these property (12 Bredon Close, Newport, NP11 6RB) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature _____ Print Name _____

Date _____

Signature _____ Print Name _____

Date _____