



2a Traston Avenue, Newport. NP19 4TE
£340,000
Tenure Freehold

- **SPACIOUS DETACHED HOUSE**
- **3 DOUBLE BEDROOMS**
- **BEDROOM 4 / OFFICE**
- **LIVING ROOM**
- **DINING ROOM**
- **KITCHEN**
- **CONSERVATORY**
- **GATED DRIVEWAY WITH GARAGE**
- **LARGE OFF ROAD PARKING AREA**
- **CONVENIENT EAST SIDE LOCATION**

SPACIOUS, 3 DOUBLE BEDROOM, DETACHED HOUSE IN CONVENIENT LOCATION WITH LIVING ROOM, DINING ROOM, OFFICE/BEDROOM 4, CONSERVATORY, KITCHEN, FIRST FLOOR WET ROOM, LARGE GARAGE, PARKING FOR MULTIPLE VEHICLES & EASY ACCESS TO THE SOUTHERN DISTRIBUTOR ROAD

Situated towards in a quiet spot on the popular & convenient East Side of Newport is this "Franklyn built", three double bedroom, detached house. The property is located within walking distance to all local amenities, popular primary & secondary schools, supermarkets, shopping at Newport Retail Park & the Southern Distributor Road providing quick easy access to junctions 24 & 28 of the M4 making it perfect for commuting.

In brief the property has accommodation briefly comprising to the ground floor: entrance porch, hallway with understairs storage, living room, dining room, kitchen, conservatory & office/bedroom 4 with toilet and sink. On the first floor: 3 double bedrooms and a modern wet room. Outside, to the front is a large off road parking area for multiple vehicles with gated side access to the rear. To the rear, a level garden with printed concrete patio area, lawn, and large garage with electric garage door.

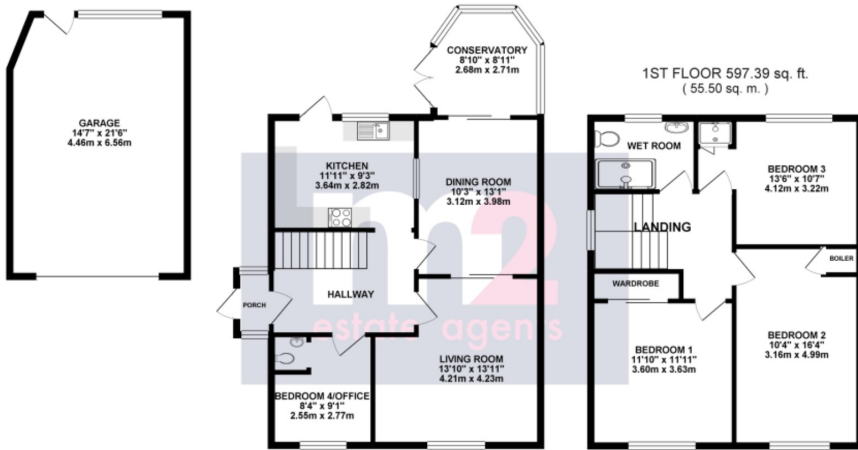
The property further benefits from having double glazing throughout (new at the front), a gas combi boiler and viewing is highly advised by the agents.

Services:

Council Tax Band:

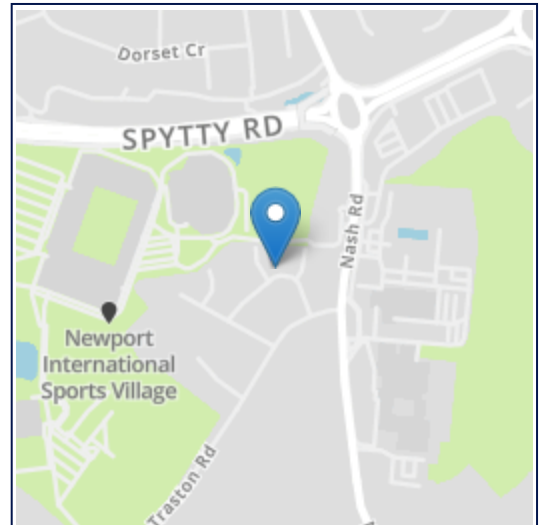


GROUND FLOOR 995.42 sq. ft.
(92.48 sq. m.)



TOTAL FLOOR AREA : 1592.81 sq. ft. (147.98 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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.
Made with Hozonpro 6/2024



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	82
(69-80)	C	
(55-68)	D	64
(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.

M2 Estate Agents for themselves and for the Vendors and Lessors of this property whose agents they are give notice that, (i) the particulars are set out as a general outline only for the guidance of the intended Purchasers or Lessors, and do not constitute part of an offer or contract (ii) all descriptions, dimensions, and necessary permissions for the use and occupation and other details are given without responsibility and any intending Purchasers or Tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of M2 Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.