



**34 Blossom Close, Langstone, Newport.
NP18 2LT
£320,000
Tenure Freehold**

- **LINK DETACHED HOUSE**
- **3 BEDROOMS**
- **KITCHEN / BREAKFAST ROOM**
- **FAMILY BATHROOM**
- **LIVING / DINING ROOM**
- **GROUND FLOOR W/C**
- **DOUBLE DRIVEWAY & GARAGE**
- **LARGE REAR GARDEN**
- **SOUGHT AFTER LOCATION CLOSE JUNCTION 24 OF THE M4 MOTORWAY**

EXTENDED, 3 BEDROOM LINK DETACHED FAMILY HOME IN SOUGHT AFTER LOCATION WITH KITCHEN/BREAKFAST ROOM, LIVING/DINING ROOM, DOUBLE DRIVEWAY, GARAGE & LARGE REAR GARDEN WITH THE EASIEST OF ACCESS TO JUNCTION 24 OF THE M4

Situated in the highly sought after Langstone area on the outskirts of Newport is this well presented, link detached family home. Located close to all local amenities, excellent schools, bus routes, shopping at Newport Retail Park and the world class leisure facilities at the Celtic Manor Resort whilst also having the easiest of access to junction 23 & 24 of the M4 making it perfect for commuting.

In brief the extended accommodation now comprises, to the ground floor: entrance hallway, w/c, kitchen/breakfast room with internal door opening to garage, living room & dining room. On the first floor: three bedrooms with family bathroom. Outside, to the front is a large double driveway leading to single garage with gated side access. To the rear, is a large tiered garden with patio area and steps leading up to the lawn area with further steps leading to further lawn area.

The property further benefits from having UPVC double glazing windows, a gas combi boiler and viewing comes highly recommended by the agents.

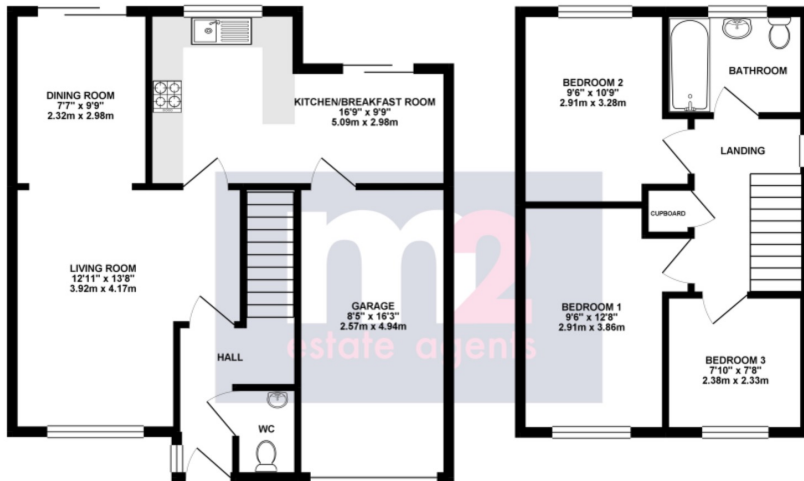
Services:

Council Tax Band:

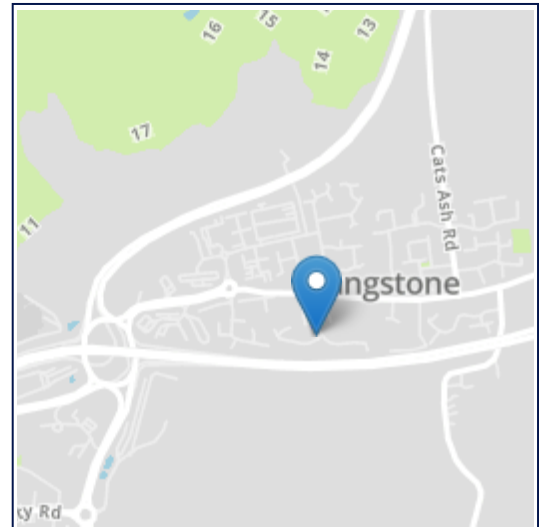


GROUND FLOOR 582.09 sq. ft.
(54.08 sq. m.)

1ST FLOOR 373.00 sq. ft.
(34.65 sq. m.)



TOTAL FLOOR AREA: 955.09 sq. ft. (88.73 sq. m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 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 is given 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+)		
A		
(81-91)		85
B		
(69-80)	69	
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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