



30 Grove Park Drive, Newport. NP20 6YE
£375,000
Tenure Freehold

- WELL MAINTAINED DETACHED FAMILY HOME
- 4 BEDROOMS
- STUNNING VIEWS TOWARDS CAERLEON
- SOUGHT AFTER LOCATION BETWEEN NEWPORT & CWMBRAN
- FAMILY BATHROOM & EN SUITE BATHROOM
- DRIVEWAY LEADING TO FORMER GARAGE/STORAGE
- MODERN KITCHEN LEADING TO BREAKFAST/UTILITY ROOM
- SPACIOUS LOUNGE/DINING ROOM WITH BALCONY
- WELL MAINTAINED ENCLOSED REAR GARDEN

SPACIOUS, 4 DOUBLE BEDROOM, DETACHED HOUSE IN SOUGHT AFTER LOCATION WITH LIVING/DINING ROOM WITH BALCONY ENJOYING BEAUTIFUL VIEWS, KITCHEN/BREAKFAST ROOM, EN-SUITE, FAMILY BATHROOM, DRIVEWAY, GARAGE & LOVELY GARDENS WITH NO ONWARD CHAIN

Enjoying fine views from the rear towards Caerleon and the river Usk this well maintained 4 bedroom detached home offers excellent family accommodation, lying within easy access of junction 26 of the M4, Newport and Cwmbran.

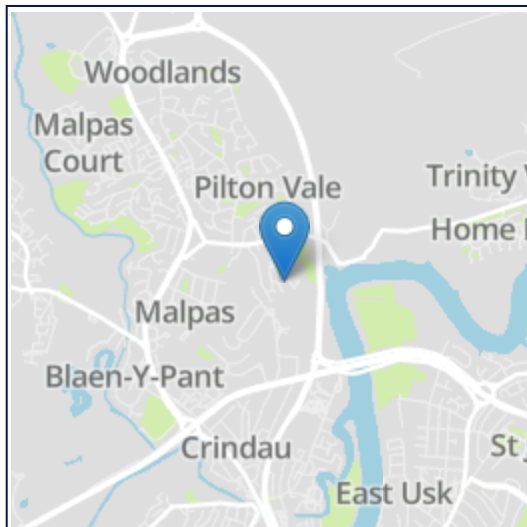
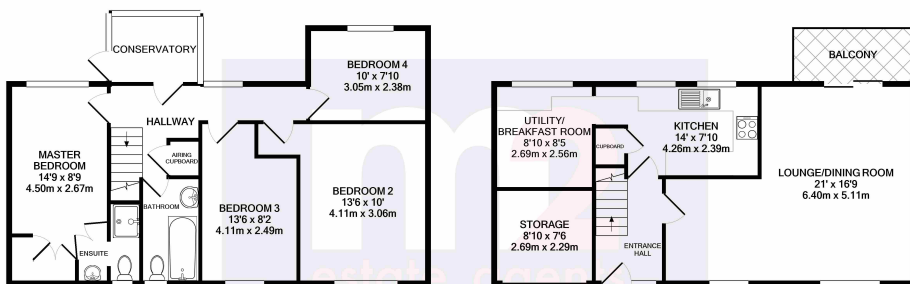
The property occupies well maintained private gardens and is situated just off Yewberry Lane close to Malpas Church primary school. The accommodation comprises to the ground floor: An entrance hall with staircase to the lower ground floor. A spacious L shape lounge/dining room opens to a balcony enjoying far reaching views. A modern kitchen benefits from a built in oven, hob and extractor with opening to a breakfast/utility room.

To the lower ground floor an L shaped hallway leads to 4 bedrooms and a conservatory opens to the rear garden. The master bedroom benefits from built in wardrobes and an en-suite shower room. The modern family bathroom is fitted with a white suite having fully tiled walls.

Outside: A driveway provides access to the former garage which has been partitioned to provide the breakfast/utility room. The remainder provides storage accessed via the up and over door. Pathways lead to a terrace front garden planted with mature shrubs and the rear garden. To the rear: A private patio area with brick edging overlooks a garden laid mainly to lawn with randomly planted trees enclosed by fencing and hedging.

Services:

Council Tax Band:



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		85
B		
(69-80)	72	
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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I/We acknowledge that I/we have read and understand your terms letter and that these property (30 Grove Park Drive, Newport, NP20 6YE) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature _____ Print Name _____

Date _____

Signature _____ Print Name _____

Date _____