

26 Byron Road, Newport. NP20 3HJ
£240,000
Tenure Freehold

- STUNNING SEMI DETACHED HOUSE
- 3 BEDROOMS
- LOUNGE WITH MEDIA WALL
- KITCHEN/DINER OPENING TO GARDEN
- UTILITY ROOM
- GROUND FLOOR SHOWER ROOM & 1ST FLOOR BATHROOM
- LOVELY VIEWS TOWARDS THE BRISTOL CHANNEL
- SOUTH FACING LANDSCAPED REAR GARDEN

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

STUNNING, 3 BEDROOM SEMI DETACHED HOUSE WITH KITCHEN/DINING ROOM, LOUNGE WITH MEDIA WALL, GROUND FLOOR SHOWER ROOM, FIRST FLOOR BATHROOM & LANDSCAPED REAR GARDEN WITH LOVELY VIEWS TOWARDS THE BRISTOL CHANNEL

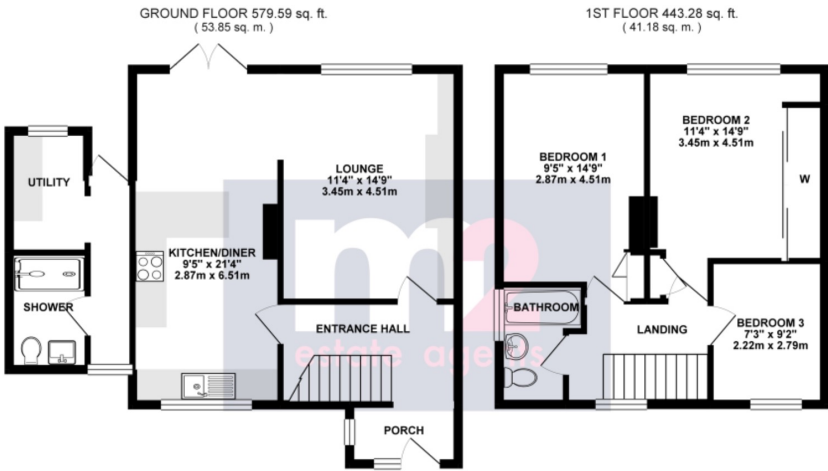
Enjoying outstanding views over Newport & The Bristol Channel this three bedroom semi detached house offers well maintained family accommodation and benefits from a superb landscaped, easily maintained garden enjoying a southerly aspect.

The property lies within easy access of local schools, Bassaleg & Cardiff Roads with accommodation comprising: To the ground floor: An entrance porch & hall with stairs to the first floor. A good size lounge with media wall opens to the spacious kitchen/diner having central breakfast bar and doors to the rear garden. The Inner lobby with doors to front & rear leads to a modern ground floor shower room & utility room. To the first floor: A landing leads to three bedrooms, the 2nd having built in wardrobes. The family bathroom is fitted with a white suite having part tiled walls. Outside: To the rear: A light grey tiled patio area with bordering beds leads on to an Astro turfed lawn enclosed by glass balustrade and enjoying a sunny aspect. A gate provides access to further garden enclosed by fencing.

Services:

Council Tax Band:

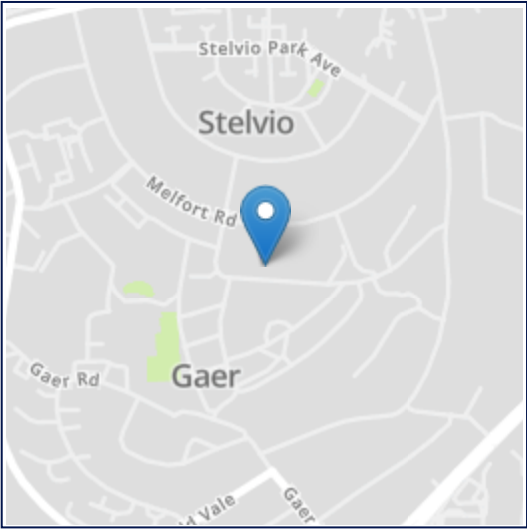
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TOTAL FLOOR AREA: 1022.87 sq. ft. (95.03 sq. m.) approx.

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.

Made with floorplan 62023



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	85
(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.

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