



12 Cyril Street, Newport. NP19 0DN
£169,950
Tenure Freehold

- **SPACIOUS MID TERRACE PROPERTY**
- **SITUATED OFF CORPORATION ROAD**
- **IDEAL PURCHASE FOR FIRST TIME BUYER**
- **RECENTLY REDECORATED & CARPETED**
- **ENTRANCE HALL**
- **3 RECEPTION ROOMS**
- **MODERN KITCHEN**
- **3 BEDROOMS**
- **FIRST FLOOR BATHROOM**
- **ENCLOSED REAR GARDEN**
- **NO CHAIN**

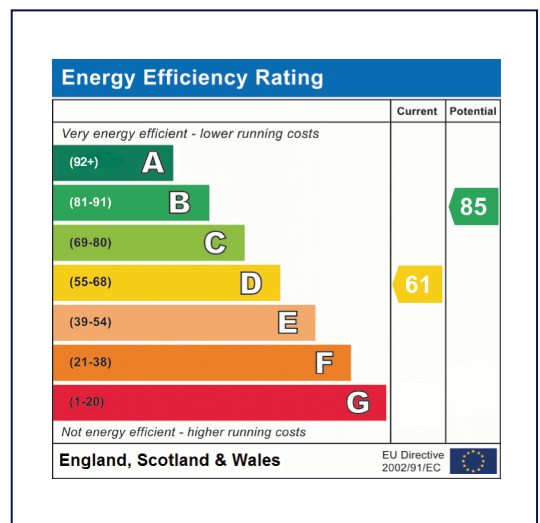
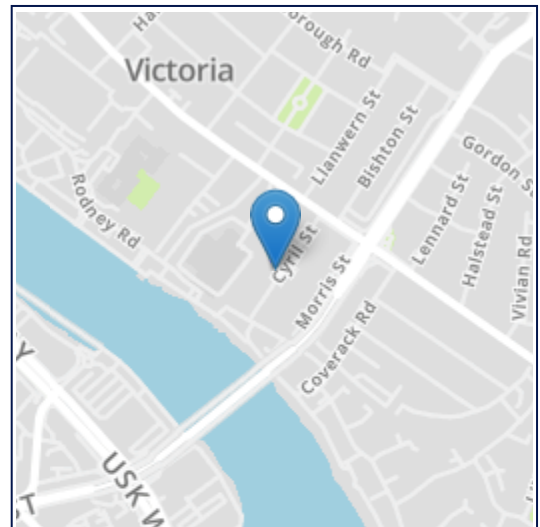
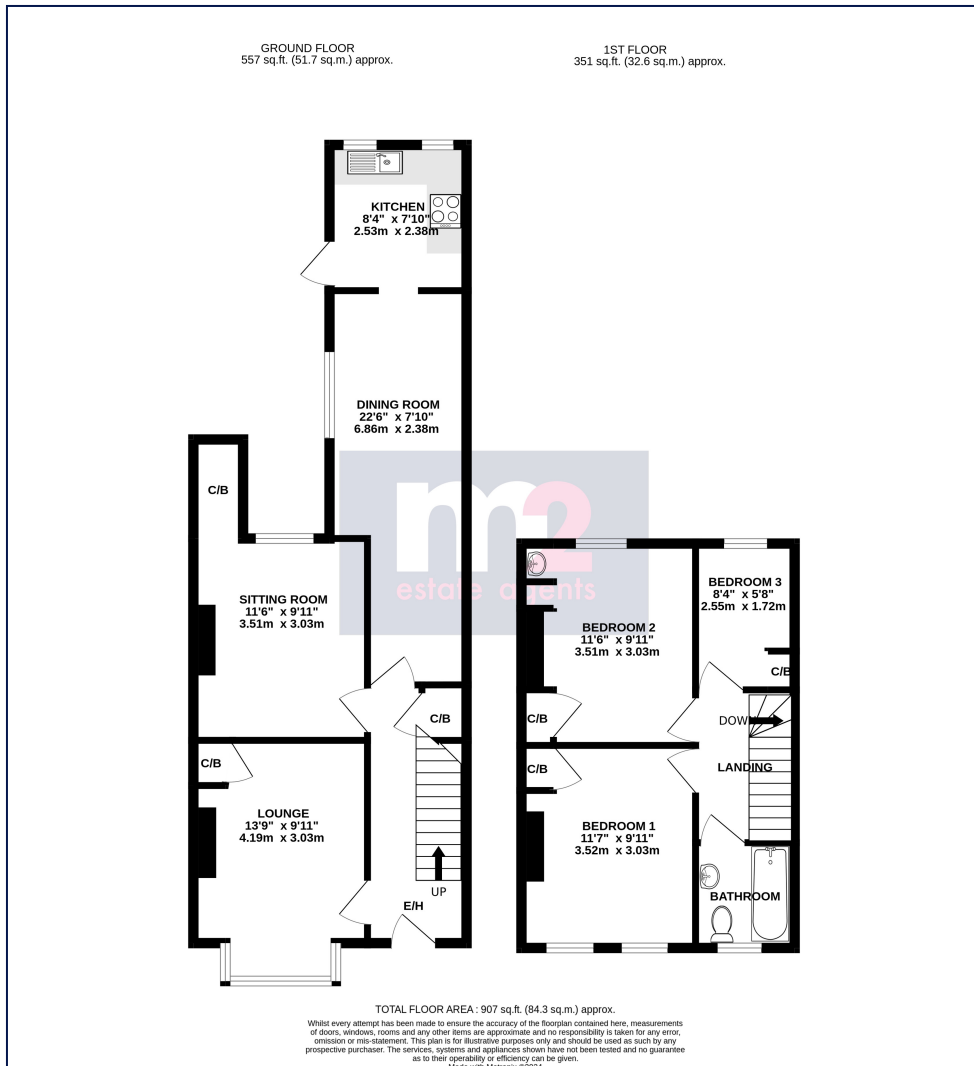
NO CHAIN* SITUATED OFF CORPORATION ROAD, CLOSE TO NEWPORT CITY CENTRE, THIS 3 BEDROOM MID TERRACE PROPERTY OFFERS IDEAL ACCOMMODATION FOR A FIRST TIME BUYER HAVING RECENTLY BEEN REDECORATED AND CARPETED THROUGHOUT.

The property benefits from 3 good size reception rooms and a modern kitchen. To the first floor, 3 bedrooms and a bathroom with white suite and shower over bath.

Outside: To the front: an enclosed forecourt. To the rear: a concrete seating area leads onto a lawned garden with central path enclosed by fencing.

Services:

Council Tax Band:



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, reference to condition 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.

I/We acknowledge that I/we have read and understand your terms letter and that these property (12 Cyril Street, Newport, NP19 0DN) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature _____ Print Name _____

Date _____

Signature _____ Print Name _____

Date _____