



56 Shakespeare Crescent, Newport. NP20

3JE

£249,950

Tenure Freehold

- **SPACIOUS SEMI DETACHED FAMILY HOME**
- **3 BEDROOMS**
- **MODERN KITCHEN**
- **LIVING ROOM & DINING ROOM**
- **UTILITY/SHOWER ROOM & W/C**
- **FIRST FLOOR BATHROOM**
- **GOOD SIZE REAR GARDEN**
- **POPULAR WEST SIDE LOCATION**
- **GAS COMBI & UPVC DOUBLE GLAZING**
- **EXCELLENT TRANSPORT LINKS**

SPACIOUS, THREE BEDROOM FAMILY HOME IN THE POPULAR GAER AREA ON THE WEST SIDE OF NEWPORT WITH LIVING ROOM, DINING ROOM, MODERN KITCHEN, GROUND FLOOR W/C, SHOWER ROOM, UTILITY AREA, FAMILY BATHROOM & ENCLOSED REAR GARDEN WITH GREAT M4 LINKS

Situated in the popular Gaer area, on the West side of Newport is this spacious, well presented three bedroom family home. Located within walking distance to all local amenities, popular primary schools and main bus routes. The property also benefits from easy access to junction 27 & 28 of the M4 making it perfect for commuting.

The property benefits from a pleasant enclosed rear garden with accommodation briefly comprising: To the ground floor: An entrance hallway with stairs to the first floor. A good size lounge opening to a dining room with patio door to the garden opening to a modern kitchen. The w/c, shower/utility room is off the kitchen. To the first floor: A landing leads to 3 bedrooms as well as the modern family bathroom. Outside: To the front: Steps lead down to the front door with gated side access. To the rear, a good size patio area with pleasant lawn area with mature shrubs enclosed by timber fencing.

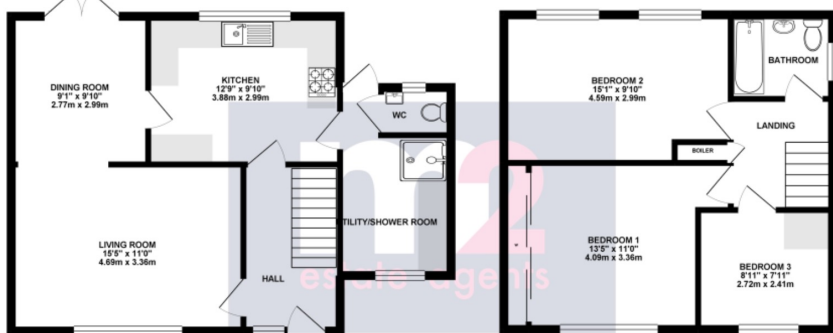
Services:

Council Tax Band:



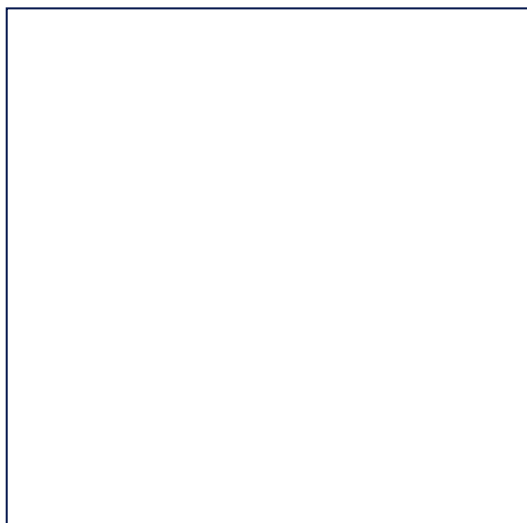
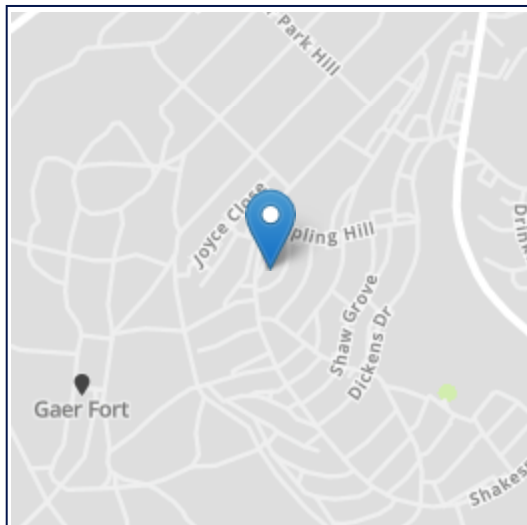
GROUND FLOOR 545.93 sq. ft.
(50.72 sq. m.)

1ST FLOOR 454.34 sq. ft.
(42.21 sq. m.)



TOTAL FLOOR AREA : 1000.27 sq. ft. (92.93 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 42024



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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