



46 Partridge Way, Duffryn, NP10 8WN Offers in excess of £120,000

Welcome to Partridge Way, Duffryn - This mid-terrace house boasts a spacious reception room, three bedrooms and a bathroom.

The property is in a convenient location, private and secluded, not overlooked and enjoys full sunshine to the front and rear. Partridge Way lies convenient for a variety of local facilities and amenities including Shops, Supermarket, GP Surgery, Hospitals, Train Station, Pharmacies, Dentists, Hairdresser/Barbers, Post office, Pubs/Restaurants, Cinemas, Theatres, Take-Aways, Chip Shops, Parks, Petrol station, Vets, Leisure Centre, Bus Stops etc are within easy access. Convenient, quick easy access and links to M4 - Cardiff, Bristol, London etc., and excellent road and public transport links into Newport city centre (approx 3 miles). There is a wide range of Nursery, Primary High and Secondary Schools within walking distance in the local area.

Don't miss out on the opportunity to make Partridge Way yours. Call us today to book a viewing.





Disclaimer

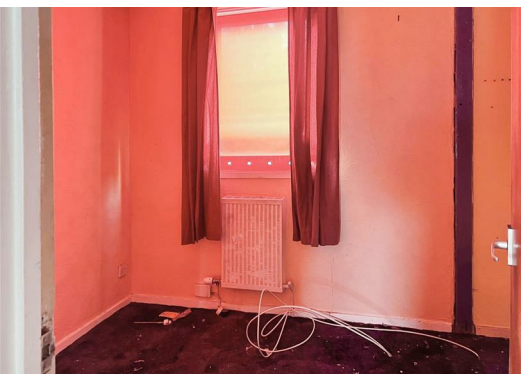
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.

Section 21

Under the terms of the Estate Agency Act 1979 (section 21) please note that the Vendor of this property is a staff member of the Goodmove Group

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales <small>EU Directive 2002/91/EC</small> 		

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales <small>EU Directive 2002/91/EC</small> 		



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