



31 Royal Oak Drive, Newport, NP18 1JE
Offers In Excess Of £210,000

PART EX CONSIDERED!!

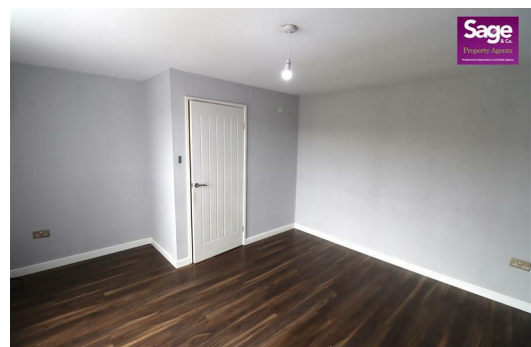
Must be sold !! WE HAVE THE KEYS ready for you to VIEW, call Sage & Co. today to book your viewing!!

Not to be missed, this **THREE BEDROOM** ,MID-LINK property. This spacious property benefits from a kitchen/diner, lounge and WC to the ground floor with three bedrooms and a family bathroom to the first floor. Further benefits include a spacious front garden, enclosed rear garden and **OFF ROAD PARKING!** The property is situated in close proximity to Newport City Centre, local amenities, schools and the M4 making it an ideal property for those who need to commute to Cardiff or Bristol. **NO ONWARD CHAIN.**

Viewing is not to be missed!!

Council Tax Band: C

EPC Rating: D



Lakeside House, Llantarnam Parkway, Cwmbran, NP44 3GA
Telephone: 01633 838 888 **Email:** cwmbran@sageandco.co.uk

Entrance

Part glazed front entrance door to;

Entrance Hall

Double radiator, wood laminate flooring, storage cupboard, stairs to first floor, doors to;

Cloakroom/W.C.

Low level WC, wall mounted wash hand basin, ceramic tile splash backs, extractor fan.

Lounge

14'2" x 12'10" (4.34 x 3.92)

Double glazed window to front, radiator.

Kitchen

16'6" x 9'10" (5.03 x 3.00)

Fitted with a range of base and eye level wall units, roll edge work surfaces, inset gas hob, oven under and extractor hood over. Plumbing for automatic washing machine, space for fridge/freezer, inset stainless steel sink unit and drainer, ceramic tile splashbacks, double glazed window to rear, part glazed door to rear, radiator, double glazed French doors to front.

First Floor

Access to loft space, built-in storage cupboard, doors to;

Bedroom One

11'2" x 12'11" (3.41 x 3.94)

Double glazed window to front, radiator.

Bedroom Two

5'11" x 12'9" (1.82 x 3.9)

Double glazed window to front, radiator, built-in wardrobes.

Bedroom Three

9'11" x 9'10" (3.04 x 3.00)

Double glazed window to front, radiator, spot lights to ceiling, built-in wardrobe.

Bathroom

Panelled bath with electric shower over, vanity wash hand basin with cupboards under, low level WC, chrome towel radiator, obscure double glazed window to rear, fully ceramic tile walls.

Outside

Front- Off road parking. Enclosed front garden, mainly laid to lawn with path leading to front entrance door and remainder laid to decking.

Rear- Enclosed rear garden, mainly laid to lawn with remainder laid to patio, outside water tap.

Tenure

We have been advised that the property is Freehold.

