



Wrens Cottage Tregarn Road, Newport, NP18 2JT

Guide price £340,000



*** GUIDE PRICE OF £340,000 - £350,000 *** One2one Estate Agents are delighted to offer for sale this detached bungalow situated on one of Langstone's most exclusive roads with excellent amenities near by such as well regarded schools, bus stops and road links being within a few miles of the M4 motorway, providing an easy commute to Cardiff and Bristol...



MAIN DESCRIPTION

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One2one Estate Agents are delighted to offer for sale this detached bungalow situated on one of Langstone's most exclusive roads with excellent amenities near by such as well regarded schools, bus stops and road links being within a few miles of the M4 motorway, providing an easy commute to Cardiff and Bristol. The property is accessed via a path leading to the front into an enclosed conservatory with doors to a spacious lounge/dining room with natural light. The fitted kitchen/breakfast is positioned at the rear of the property with a range of base and wall units, plenty of worktop space, space for fridge/freezer, range cooker, integrated dishwasher and washing machine, breakfast bar, large storage cupboard and access to the rear garden. The bathroom is a modern suite with shower over the bath. Off the hallway are two double bedrooms, one with fitted wardrobes. The garden is enclosed with a large patio area and steps leading to up to a private lawn area with lots of mature plants and shrubbery, benefitting from far reaching views of the fields. To the front is a driveway for two vehicles leading to a double garage with electric roller doors and workshop. NO CHAIN.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
	79		
	59		
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

5 - 7 New Street, Cwmbran, Torfaen, NP44 1EE
 Tel: 01495219699
 Email: Enquiries@one2oneestateagents.co.uk