



Arthur Moody Drive | | Newport | PO30 5JR

Asking Price £260,000

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A well presented semi-detached BUNGALOW, ideally located on the outskirts of Newport town, within easy reach of popular schools and amenities. This home comprises good-sized living room, modern-fitted kitchen, two bedrooms, conservatory and modern-fitted bathroom. Outside you have a generously-sized front garden laid to lawn and a rear garden laid to patio. Other benefits include ample off road parking, gas central heating and double glazing.

- SEMI-DETACHED BUNGALOW
- 2 BEDROOMS
- CONSERVATORY
- OFF ROAD PARKING FOR 2 CARS
- PERFECT FOR FIRST TIME BUYERS OR INVESTORS
- GAS CENTRAL HEATING & DOUBLE GLAZING

Entrance Porch  
3'9" x 3'9" (1.14 x 1.14)

Living Room  
12'8" x 11'5" (3.86 x 3.48)

Kitchen  
9'8" x 7'2" (2.95 x 2.18)

Inner Hall

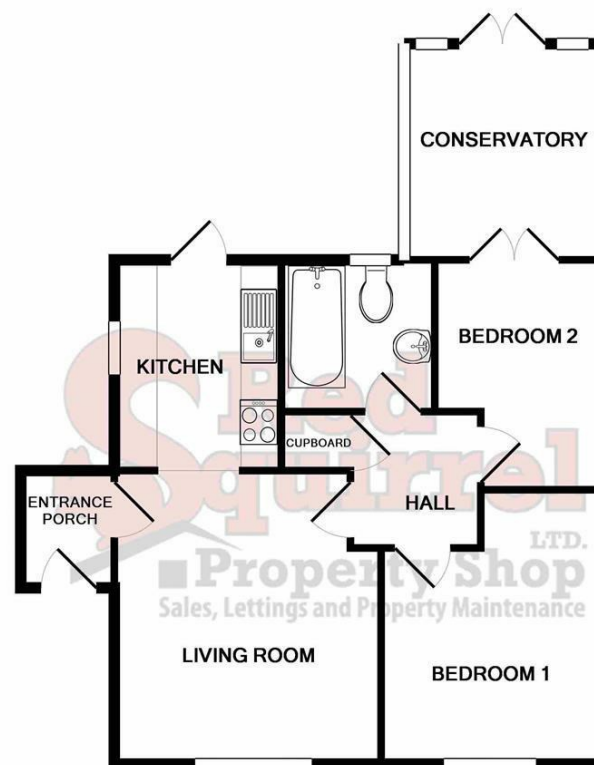
Bedroom 1  
15'0" x 12'7" (4.57 x 3.84)

Bathroom

Bedroom 2  
10'4" x 7'6" (3.15 x 2.29)

Conservatory  
13'1" x 12'8" (3.99 x 3.86)

Outside



TOTAL APPROX. FLOOR AREA 551 SQ.FT. (51.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 is given as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

Council Tax Band **B**  
EPC Rating

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