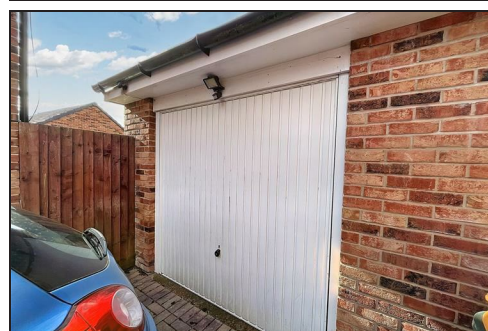
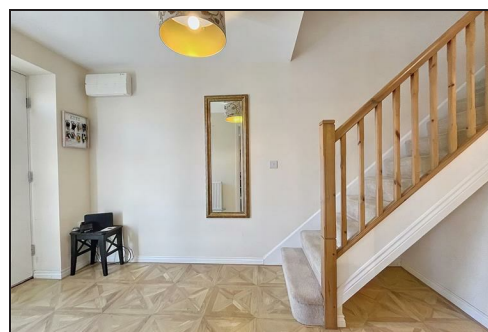


27 Gloch Wen Close Rhiwderin Newport



FOUR BEDROOM SEMI DETACHED FAMILY HOME WITH GARAGE

- NO ONWARD CHAIN
- FOUR BEDROOM SEMI DETACHED HOME
- GARAGE AND DRIVEWAY
- FAMILY BATHROOM PLUS EN-SUITE
- MODERN KITCHEN/BREAKFAST ROOM
- GOOD SIZED LOUNGE WITH LARGE STORE CUPBOARD
- GROUND FLOOR WC
- ENCLOSED LOW MAINTENANCE GARDEN
- EXCELLENT SCHOOL CATCHMENTS AND AMENITIES CLOSE BY
- NEAR TO MAIN ROAD LINKS

Chain Free £290,000

Tel: 01633 212 666 **www.nuttallparker.com**

info@nuttparker.com  Offices at: 7 Baneswell Road, Newport NP20 4BP

These particulars do not constitute an offer or contract of sale. Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and prospective purchasers should satisfy by inspection or otherwise as to the correctness of any statements or information contained therein.

Nuttall Parker is a trading name of Nuttall Parker Limited Liability Partnership. Registered Number OC350900. Registered Office: 7 Baneswell Road, Newport NP20 4BP

Gloch Wen Close, Rhiwderin, NP10 8UN

Introduction

An excellent and rare opportunity to purchase this modern and spacious semi detached family home situated within Rhiwderin, offered for sale with no onward chain and being close to excellent amenities and major road connections. Within walking distance we have well regarded primary and secondary schools, bus stops, two popular pub/restaurants and local shops as well as the M4 motorway being a short drive away.

Built by Taylor Wimpey Homes c.2013, the property offers generous room proportions and enjoys an end of cul-de-sac position within the development. As we enter the property we are welcomed into the hallway which leads off to a modern fitted kitchen with space for your breakfast table, a ground floor WC and a spacious lounge with doors leading out to the garden and large store cupboard. Upstairs, the landing leads off to FOUR bedrooms (two doubles with built-in wardrobes, and two singles) as well as the family bathroom and en-suite to bedroom 1.

Outside, attractive the rear garden is enclosed and is home to a patio and lawn area with a rear gate leading out to Tabernacle Drive. There is also a tandem driveway and large single garage to the side of the property.

We recommend a viewing to appreciate what this home has to offer and further information can be found below or by contacting our sales team.

Tenure

Freehold. We are advised by the vendor that there is an annual service charge of approximately £90 for the upkeep of the development

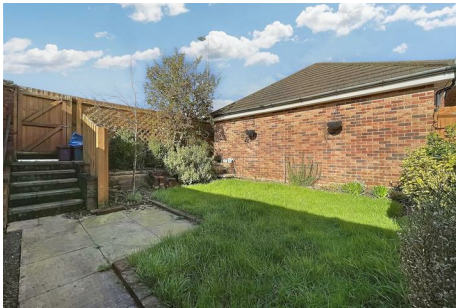
Council tax

Band E


Viewing

By prior appointment with vendors agents Nuttall Parker. Tel: 01633 212666.

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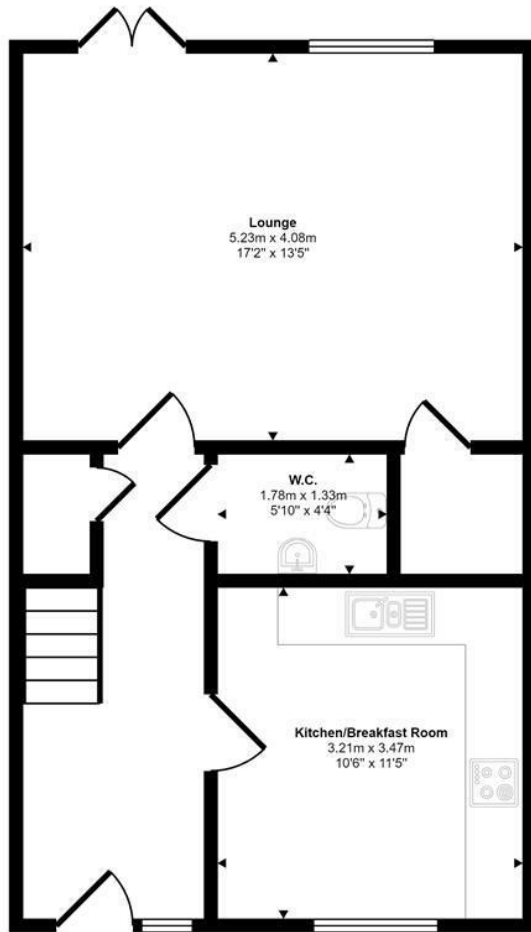
Energy Efficiency Rating

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

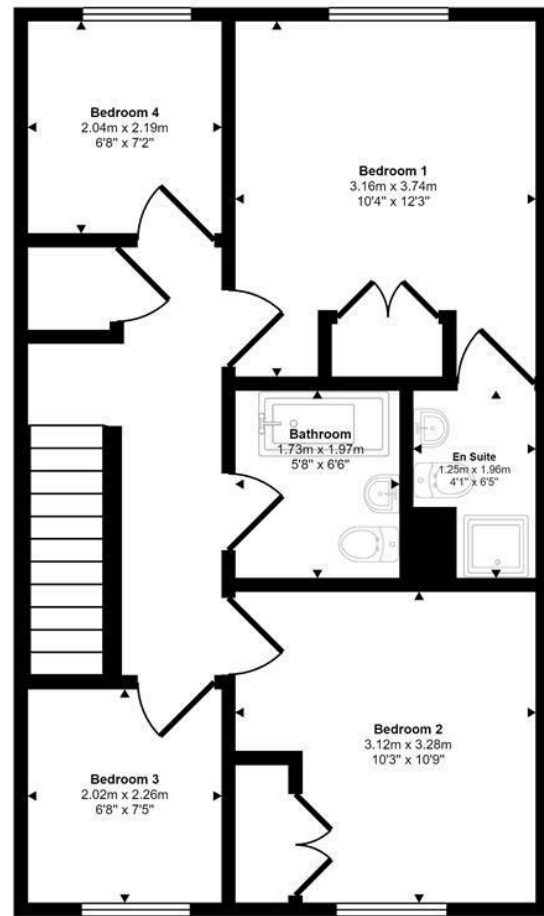
Environmental Impact (CO₂) Rating

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

Approx Gross Internal Area
97 sq m / 1046 sq ft



Ground Floor
Approx 48 sq m / 515 sq ft



First Floor
Approx 49 sq m / 531 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.