

111 Bloomery Circle Glan Llyn Newport



THREE BEDROOM HOME WITH GARAGE IN SOUGHT AFTER GLAN LLYN

- THREE BEDROOM TERRACED HOME
- GARAGE AND OFF ROAD PARKING
- GROUND FLOOR WC, FIRST FLOOR BATHROOM & ENSUITE
- LOUNGE
- MODERN FITTED KITCHEN/DINER
- ENCLOSED REAR GARDEN
- SET BACK OFF THE ROAD
- WALKING DISTANCE TO EXCELLENT AMENITIES & GLAN LLYN LAKES/PARKS
- EXCELLENT COMMUTER LINKS CLOSE BY
- MUST BE VIEWED

£220,000

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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.

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Bloomery Circle, Glan Llyn, NP19 4TR

Introduction

Offered to the market and situated in the highly sought Glan Llyn development is this mid terraced home ideal for the first time buyer, buy-to-let investor or those looking to downsize. Glan Llyn is a large housing complex and offers a on-site primary school, beautiful walks including two large lakes, a playground, a restaurant and much more. It's the perfect location for families looking for easily accessible facilities as well as those needing to be near to road links, with the link road taking you directly onto the Magor junction of the M4 motorway.

Upon entering the property we are welcomed into the hallway which leads off to a lounge, a ground floor WC and an open plan kitchen/diner. Upstairs, we have three bedrooms, a family bathroom and ensuite to bedroom 1.

Outside, to the rear, we have a low maintenance enclosed garden with gated access to an off road parking space and detached garage.

Further information and room dimensions can be found below;

GROUND FLOOR

Lounge 16'1" max x 12'7" max (4.91 max x 3.85 max)

Kitchen/diner 16'4" x 10'7" (4.98 x 3.24)

Featuring a range of wall and base units, space and plumbing for washing machine and dishwasher, electric oven with gas hobs and extractor fan over.

WC 4'9" max x 2'9" (1.45 max x 0.84)

FIRST FLOOR

Bedroom 1 12'8" max x 9'9" max (3.87 max x 2.99 max)

Ensuite 5'3" max x 8'2" max (1.62 max x 2.50 max)

Bedroom 2 9'3" x 9'2" (2.84 x 2.81)

Bedroom 3 8'9" x 6'5" (2.67 x 1.97)

Bathroom 7'5" x 6'0" (2.27 x 1.85)

Tenure

Freehold. We have been advised by the vendor that there is an annual service charge of approximately £250.

Council tax

Band D


Viewings

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


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Energy Efficiency Rating

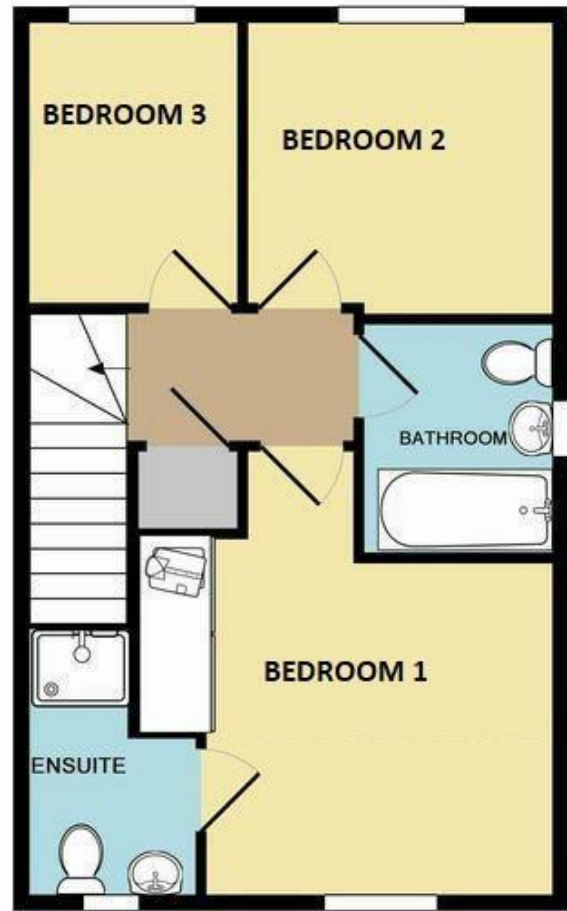
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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	



GROUND FLOOR



1ST FLOOR

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 as to their operability or efficiency can be given