

35 Bryn Bevan Newport



STYLISH SEMI DETACHED FAMILY HOME WITH GARAGE

- THREE BEDROOM SEMI DETACHED FAMILY HOME
- BEAUTIFULLY PRESENTED THROUGHOUT
- IMPRESSIVE OPEN PLAN GROUND FLOOR WITH UNDERFLOOR HEATING
- GROUND FLOOR WC
- LARGE WALK-IN CUPBOARD OFF LANDING
- LOVELY PATIO
- PLEASANT REAR GARDEN
- WALKING DISTANCE TO EXCELLENT AMENITIES
- MAJOR ROAD CONNECTIONS CLOSE BY
- MUST BE VIEWED TO APPRECIATE

£210,000



CARDIFF

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Albany Road, Cardiff
CF24 3RP

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NEWPORT

7 Baneswell Road
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01633 212 666



PONTYPRIDD

1 Church Street,
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01443 485000

Bryn Bevan, NP20 5QH

Introduction

A fantastic opportunity to purchase this much improved, stylish semi detached family home situated within the Bryn Bevan estate in Brynglas, just minutes from excellent amenities and major road connections. Within walking distance there are local shops, bus stops and well regarded primary and secondary schools as well as easy access onto the M4 at J26.

The property features an impressive open plan kitchen/lounge/diner with WC to the ground floor then, upstairs, three bedrooms, shower room plus a large walk-in store cupboard.

Outside, the frontage features a pleasant patio terrace with steps leading down to the garage, plus an enclosed low maintenance garden to the rear

Tenure

Freehold

NB - the driveway in front of the garage belongs to Newport City Homes

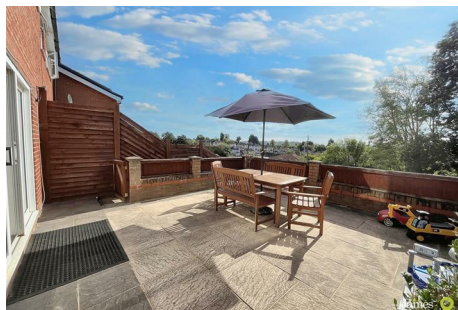
Council tax

Band C


Viewing

By prior appointment with vendors agents James Douglas. Tel: 01633 212666.

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.



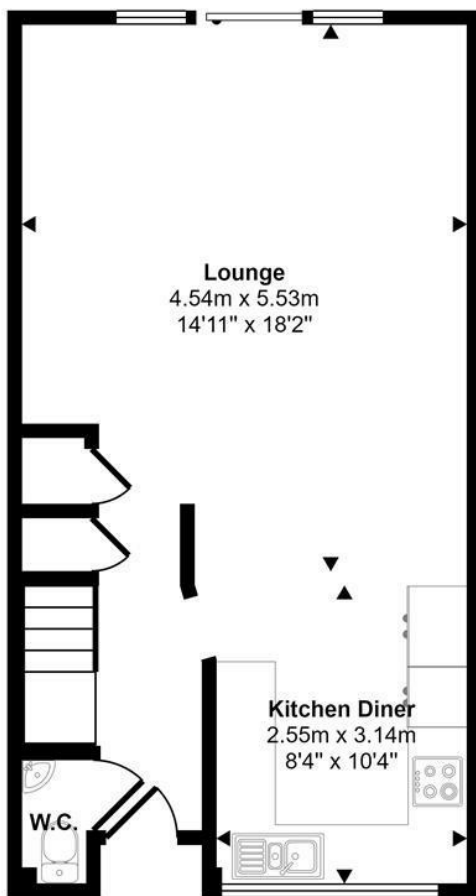
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(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	

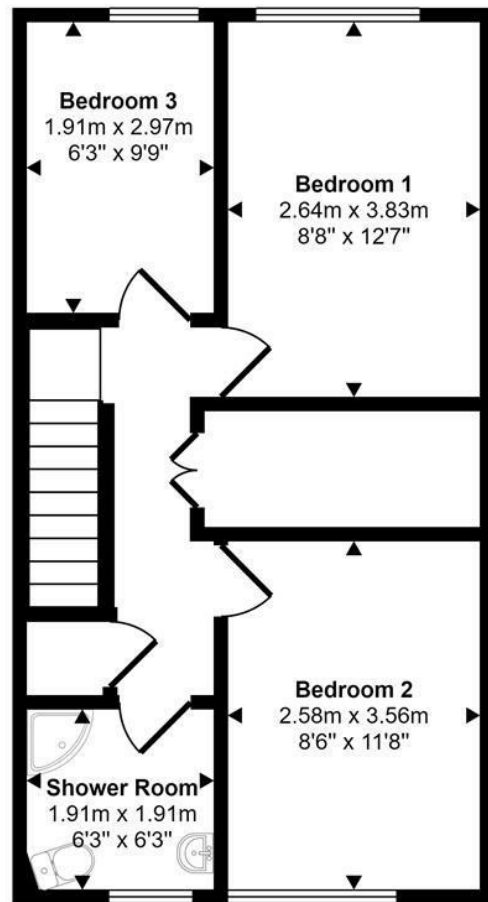
Environmental Impact (CO₂) Rating

	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
81 sq m / 870 sq ft



Ground Floor
Approx 40 sq m / 426 sq ft



First Floor
Approx 41 sq m / 444 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.