



11 Pen Y Bryn Way, Newport.

Offers in the region of **£305,000**

It is often difficult to find a bungalow which benefits from No Upward Chain, yet is ready to move straight into, but this 3 Bedroom link-detached property offers both of these things - and a lot more besides! Having been consistently maintained and updated over the last 15 years, it boasts a 21ft Conservatory, Re-fitted Shower Room, Garage with electric roller door, re-fitted gas combi-boiler, solar panels and modern uPVC windows and doors.

Briefly comprising Entrance Hallway, Lounge/Diner (being over 18ft in length), Kitchen, Conservatory, 3 Bedrooms and Shower Room, there is a Garage (with direct pedestrian access to the bungalow), ample driveway parking to the front and a delightful landscaped garden to the rear. Gas C.H. and uPVC D.G. throughout. NO UPWARD CHAIN!

11 Pen Y Bryn Way Newport Shropshire

Property entered via
door to the side into

Entrance Hallway

Provides direct access to the Lounge/Diner, Bedrooms and Shower Room. Cupboard containing gas C.H. boiler.

Lounge/Diner 18' 11" x 12' 4" (5.76m x 3.76m) (max)

Kitchen 8' 10" x 8' 4" (2.69m x 2.54m)

Conservatory 21' 1" x 9' 5" (6.42m x 2.87m)

Double French doors to the garden. Door to the Garage.

Bedroom 1 14' 5" x 9' 2" (4.39m x 2.79m) (plus wardrobes)

Bedroom 2 12' 1" x 8' 11" (3.68m x 2.72m) (minus fitted wardrobes)

Bedroom 3 8' 9" x 7' 2" (2.66m x 2.18m)

Shower Room 8' 10" x 6' 4" (2.69m x 1.93m)

Garage 17' 9" x 8' 1" (5.41m x 2.46m)

Electric roller door to the front. Window to the rear. Door to Conservatory. Plumbing for washing machine. Electric power and lighting.

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VIEWING STRICTLY BY APPOINTMENT ONLY

Outside

To the front is a double width tarmacadam driveway which leads to the Garage and offers parking for 3 vehicles. To the side of the driveway is a low maintenance gravelled area.

To the rear is a fully landscaped and enclosed garden being mostly laid to lawn with well stocked borders to either side. Paved and gravelled areas lie closest to the bungalow with a smart resin-bound patio being situated furthest away from the property, upon which also stands a wooden storage shed. Outside water tap.

GROUND FLOOR
1070 sq.ft. (99.4 sq.m.) approx.



TOTAL FLOOR AREA: 1070 sq.ft. (99.4 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for only prospective purchase. The services, equipment and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
Made with Sketch 2012

Barker Healey

PROPERTY



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