



## 23 Brigantine Way Newport



### SPACIOUS TOWN HOUSE IN POPULAR LOCATION

- NO ONWARD CHAIN
- SPACIOUS MODERN TOWN HOUSE
- VERSATILE LIVING ACCOMMODATION
- THREE DOUBLE BEDROOMS
- FULL-WIDTH LOUNGE
- GROUND FLOOR UTILITY ROOM
- THREE BATHROOMS
- ENCLOSED REAR GARDEN
- DOUBLE DRIVEWAY AND INTEGRAL GARAGE
- NEAR AMENITIES AND ROAD LINKS

**Chain Free £250,000**



#### CARDIFF

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#### PONTYPRIDD

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01443 485000

## **Brigantine Way, Newport, NP10 8EW**

### **Introduction**

A fantastic opportunity to purchase this well presented townhouse situated in Duffryn, just minutes from excellent amenities and main road connections. Within walking distance we have well regarded primary and secondary schools, bus stops and local shops as well as the beautiful Tredegar House national park. The M4 (J28) and A48 are both just around the corner, providing an easy commute to neighbouring cities.

On entering from the front, we are welcomed into the hallway which leads off to bedroom 3, utility room, shower room and two large storage cupboards. Stairs lead up to the first floor where we have a good sized lounge and kitchen/diner then, upstairs again, the two remaining bedrooms both featuring en-suite bathrooms.

Outside, the frontage offers a double-width driveway and an integral single garage with power and lighting then, to the rear, an enclosed garden laid mainly to decking

Further information can be found below however we recommend arranging a viewing to appreciate what this lovely home has to offer.

### **Tenure**

Freehold

### **Council tax**

Band E

### **Boundaries**

To be confirmed by your solicitor

### **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.






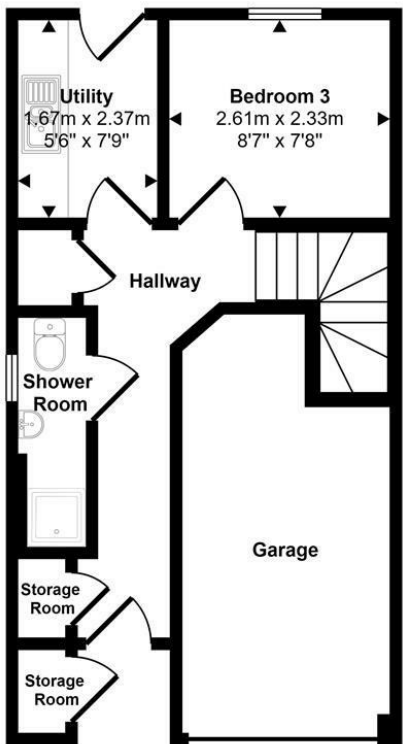
## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <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	

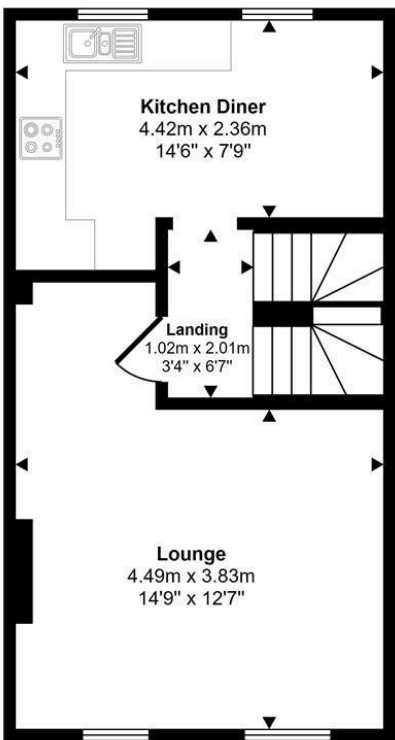
## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(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>		
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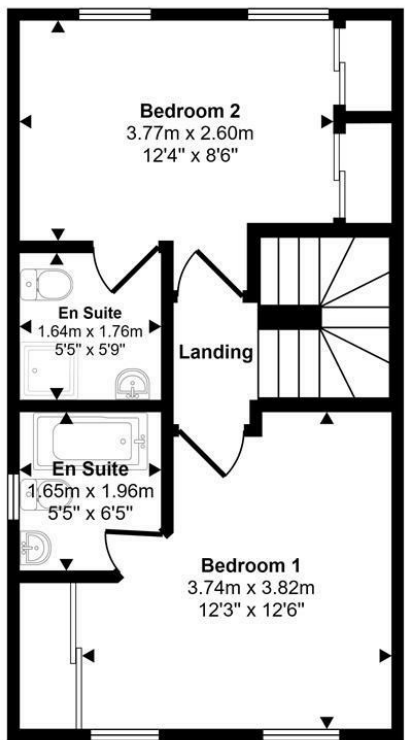
Approx Gross Internal Area  
112 sq m / 1207 sq ft



Ground Floor  
Approx 36 sq m / 391 sq ft



First Floor  
Approx 38 sq m / 405 sq ft



Second Floor  
Approx 38 sq m / 411 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.