



76 Brynglas Avenue, Newport, NP20 5LR

Guide price £240,000

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OneZone are delighted to offer this well-located property just outside Newport city centre is ideal for commuters, with easy access to the train station and M4 for travel to Cardiff and Bristol. Nearby amenities include shops, restaurants, and good schools, making it suitable for families.

Inside, a hallway leads to a bright living room, a kitchen, and a flexible dining or study area. The kitchen also provides access to a spacious rear garden, perfect for outdoor use.

Upstairs, there are two double bedrooms, a single bedroom, and a family bathroom, with the rear bedroom offering elevated views. Overall, the home offers a practical layout and versatile living space.

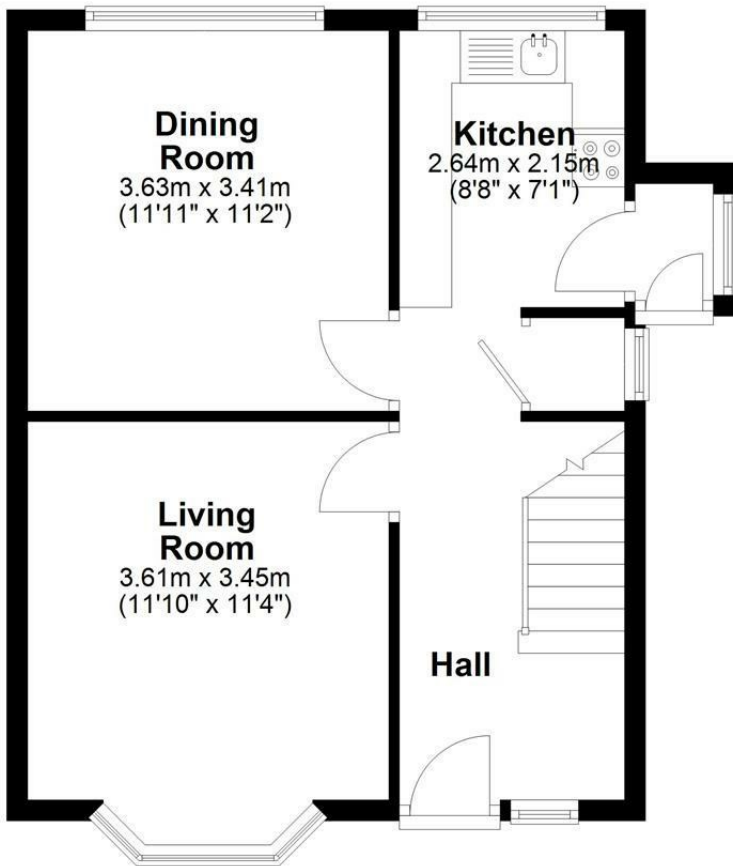
- SEMI DETACHED PROPERTY
- DRIVEWAY FOR TWO VEHICLES
- LOUNGE AND SEPARATE DINING ROOM
- FITTED KITCHEN
- THREE BEDROOMS
- FRONT & REAR GARDENS
- EASY ACCESS TO THE MOTORWAY
- EARLY VIEWING RECOMMENDED





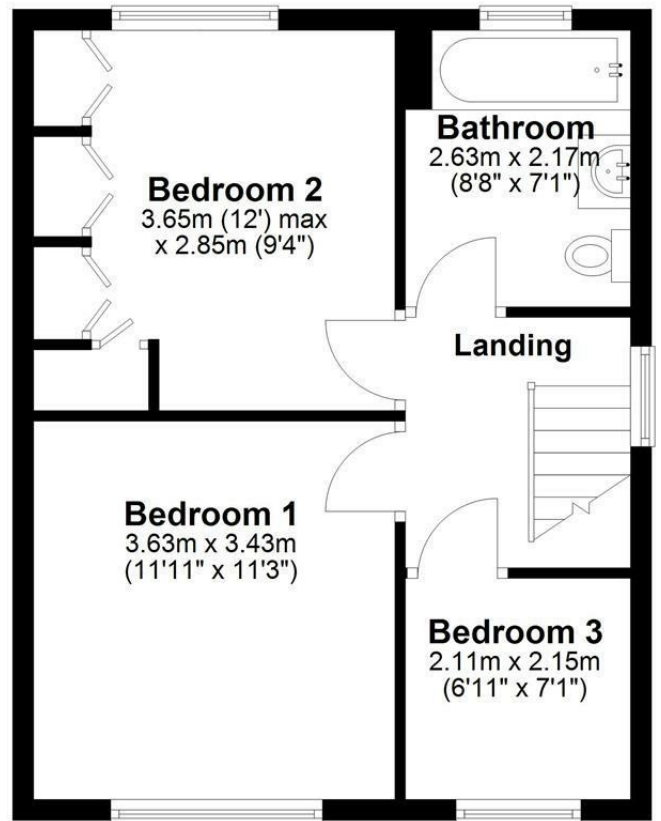
Ground Floor

Approx. 42.9 sq. metres (461.3 sq. feet)

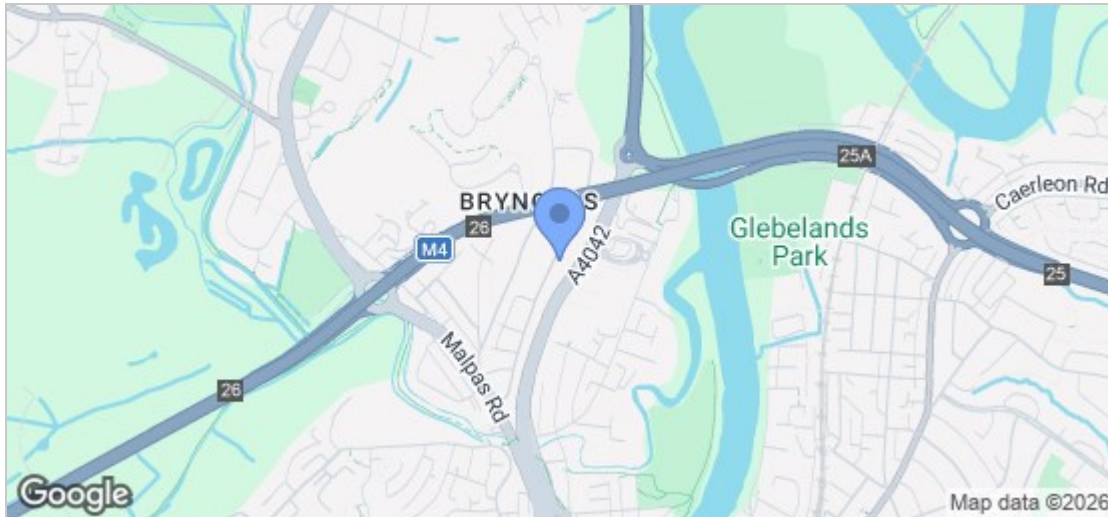


First Floor

Approx. 41.9 sq. metres (450.9 sq. feet)



Total area: approx. 84.7 sq. metres (912.1 sq. feet)



Viewing

Please contact our One2One Estate Agents Torfaen Office on 01633 495 699 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) 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		