



Glanwern Avenue

Guide Price £260,000 to £270,000

- No Chain
- Bay Windows
- Ground floor shower room
- Enclosed rear garden
- Four bedrooms
- Garage
- Extended semi-detached property
- EPC Rating: C



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About the property

Situated on the popular Glanwern Avenue in Newport, this extended four-bedroom semi-detached property offers spacious and versatile accommodation, making it an ideal family home.

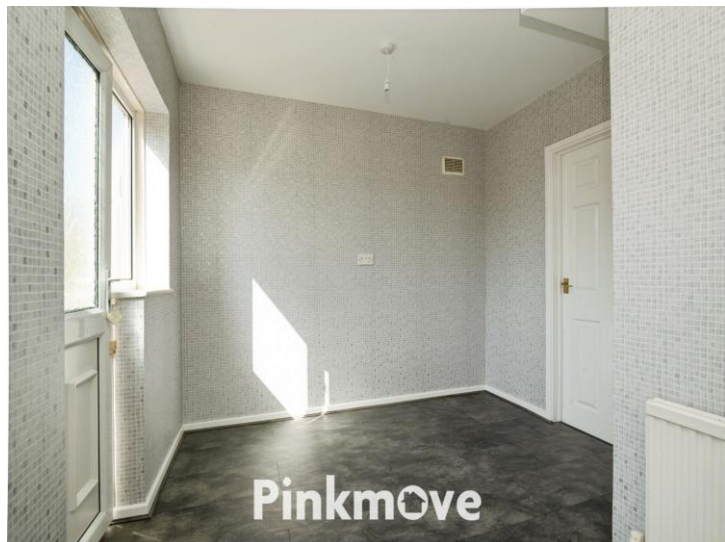
The property is entered via a welcoming hallway which provides access to all ground floor rooms. To the front, there is a bright and generously sized lounge/living room stretching over 26ft in length, benefiting from a bay window that floods the space with natural light and creates a perfect setting for both relaxing and entertaining.

To the rear, the home features a modern fitted kitchen with a range of wall and base units and ample worktop space. From here, there is convenient access to the rear garden. The ground floor is further enhanced by a well-appointed shower room, adding practicality for busy households.

Upstairs, the property offers four well-proportioned bedrooms, including an impressive principal bedroom, providing excellent space and flexibility. The remaining bedrooms are ideal for family, guests, or home working. A family bathroom completes the first-floor accommodation.

Externally, the property benefits from an enclosed rear garden with a mix of lawn and established planting, offering a private outdoor space to enjoy. The property also benefits from a detached garage with rear lane access.





Accommodation

Lounge/Living Room

Kitchen

Shower Room

Bedroom 1

Bedroom 2

Bedroom 3

Bedroom 4

Bathroom

Agents Note

The garage is accessed via an unadopted lane. Buyers are advised to make their own enquiries regarding rights of access and maintenance responsibilities

Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the

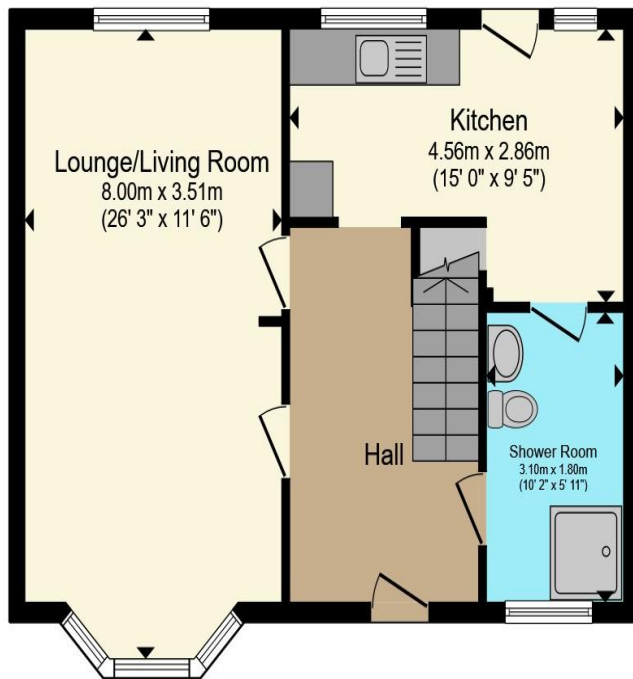
required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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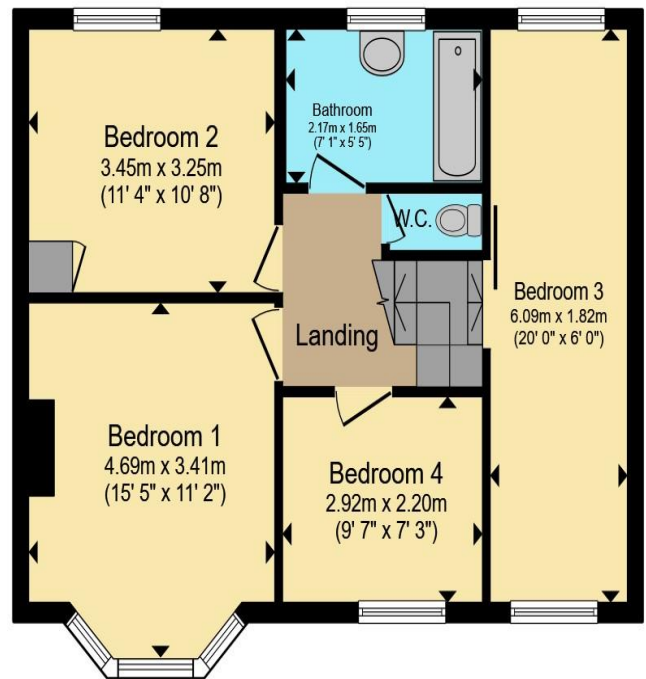
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Floorplan



Ground Floor



First Floor

Total floor area 102.1 sq.m. (1,099 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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