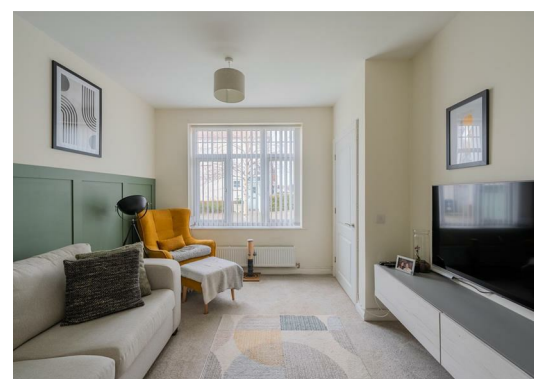




54 Loftus Avenue, Newport, NP19 0PA
Guide price £230,000



One2One are delighted to offer this two-bedroom end-link property situated on Loftus Lane in Newport. The home is positioned within the highly sought-after Loftus Garden Village, a modern and attractive development known for its beautifully maintained communal gardens and excellent kerb appeal. The property benefits from close proximity to local shops and amenities, along with superb road connections providing convenient access to the M4, making it ideal for commuters.



MAIN DESCRIPTION

GUIDE PRICE ***£230,000 - 240,000***

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Externally, the property enjoys a low-maintenance front garden with a pathway leading to the main entrance. To the right-hand side, there is a driveway providing off-road parking for two vehicles, along with side access to the rear garden.

Upon entering, you are welcomed into a hallway with stairs rising to the first floor and access to the living room on the right. The living room is bright and spacious, featuring high ceilings and a large window overlooking the front aspect, allowing for plenty of natural light. There is ample space for a full range of living furniture, and the room provides access through to the kitchen/diner.

The kitchen/diner is finished to a high standard with ultra-modern high-gloss units and integrated fridge and freezer appliances. There is sufficient space to accommodate a family-sized dining table and chairs. The ground floor also benefits from a

practical utility cupboard housing space for a washing machine and tumble dryer, as well as a convenient cloakroom fitted with a WC and hand basin.

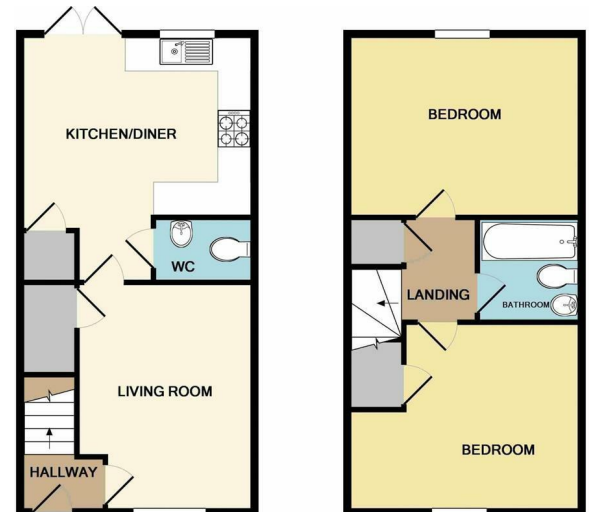
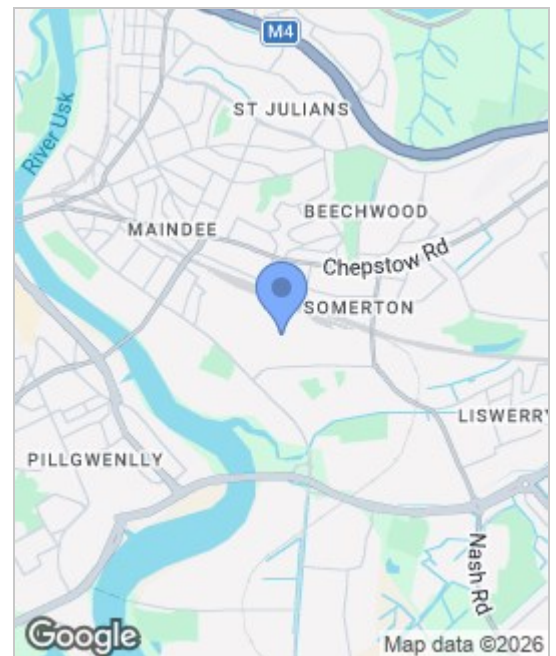
To the first floor are two generously sized double bedrooms and the family bathroom. The bathroom is fitted with a contemporary white suite comprising a WC, hand basin, and a bath with shower overhead.

The rear garden is fully enclosed and offers an excellent outdoor space. It features a patio seating area directly outside the property, leading onto a lawned area, making it ideal for both relaxation and entertaining.

NB: One2One Estate Agents have been advised by the seller the details pertaining to this property. It is the buyer's responsibility to determine council tax band and tenure. We would encourage any interested parties to seek legal representation and obtain professional advice prior to purchase.

TENURE: FREEHOLD

COUNCIL TAX: 'C'



GROUND FLOOR
APPROX. FLOOR
AREA 405 SQ. FT.
(37.6 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 405 SQ. FT.
(37.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 809 SQ.FT. (75.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		83	
(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 (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	

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.

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