



Traston Lane

Guide Price £200,000 - £210,000

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- No Onward Chain
- Deceptively Spacious End Terrace
- Modern Open-Plan Kitchen/Dining/Living Space
- Versatile Loft Space
- Generous Rear Garden
- EPC Rating: E



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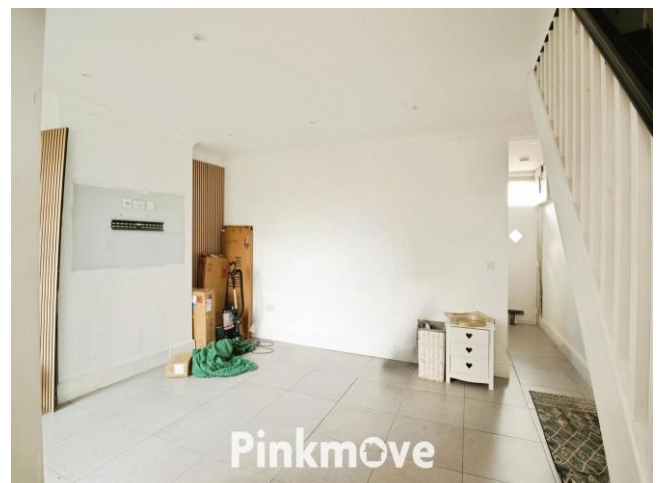
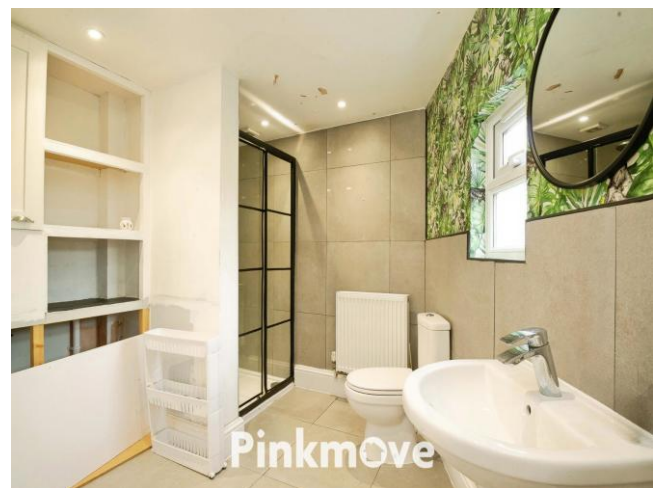
Pinkmove

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About the property

Offered with No ongoing chain and located in the sought-after area of Lliswerry, just outside Newport City Centre, this property is perfect for commuters with easy access to the train station and M4.





Accommodation

Lounge

14' x 10' 6" (4.27m x 3.20m)

Dining Room

17' 5" x 11' 11" (5.31m x 3.63m)

Kitchen

14' 8" x 9' 5" (4.47m x 2.87m)

Shower Room

9' 3" x 7' 10" (2.82m x 2.39m)

Bedroom 1

14' 4" x 10' 8" (4.37m x 3.25m)

Bedroom 2

12' x 11' 4" (3.66m x 3.45m)

Bedroom 3

7' 9" x 6' 4" (2.36m x 1.93m)

Bathroom

9' 4" x 5' 8" (2.84m x 1.73m)

Loft Space

15' 11" x 15' 1" (4.85m x 4.60m)

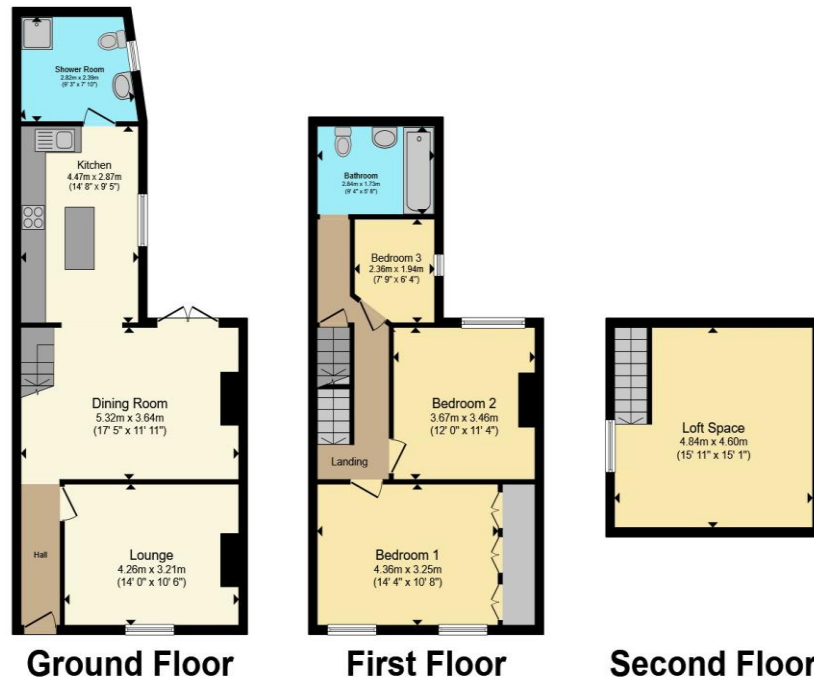
Agents Note:

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.

Agents Note:

We have been unable to obtain verification of building regulation certification for the (historical) loft conversion to the property. We ask that buyers make their own enquiries and satisfy themselves in regard to any specific requirements before proceeding. Traston Lane is a private road and therefore not adopted by Highways.

Floorplan



Total floor area 127.0 sq.m. (1,367 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.localagent.com



Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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