

**68 Edmundsbury Road
Duffryn
Newport**



BEAUTIFULLY PRESENTED THREE BEDROOM SEMI DETACHED HOME

- LOVELY SEMI DETACHED FAMILY HOME
- THREE BEDROOMS
- GROUND FLOOR WC, FIRST FLOOR BATHROOM PLUS ENSUITE
- LOUNGE
- STYLISH KITCHEN/DINER
- DOUBLE DRIVEWAY TO THE FRONT
- IMPROVED REAR GARDEN WITH OUT-BUILDING
- WALKING DISTANCE TO EXCELLENT AMENITIES
- MAJOR ROAD CONNECTIONS CLOSE BY
- CUL-DE-SAC POSITION

£240,000



CARDIFF

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NEWPORT

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PONTYPRIDD

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Edmundsbury Road, NP10 8AZ

Introduction

A fantastic opportunity to purchase this immaculately presented and beautifully maintained semi detached family home enjoying this end of cul-de-sac position within The Boulevards, built by Persimmon Homes c.2016. The property is situated near to excellent amenities including shops, bus stops, local shops and the famous National Trust Tredegar House as well as a short drive to the A48 and M4 providing an easy commute to neighbouring cities.

As we enter the property we are welcomed into the hallway which leads off to a WC, lounge and a stylish fitted kitchen with space for your dining table. Double doors lead out to the enclosed and private rear garden which has been improved in recent years to provide a low maintenance patio and decked area, an out-building with power and lighting and side access to the front where we have two side-by-side parking spaces. Upstairs, there are three bedrooms (bedroom 1 featuring a store cupboard and recently upgraded en-suite) and family bathroom. The property also benefits from an alarm system.

Further information can be found below. If you'd like to arrange your viewing or have any questions please contact our office today where one of our agents will be happy to help.

Tenure

Freehold. We are advised by the vendors that there is an annual service charge of approximately £180 for the upkeep of the development

Council tax

Band C


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.



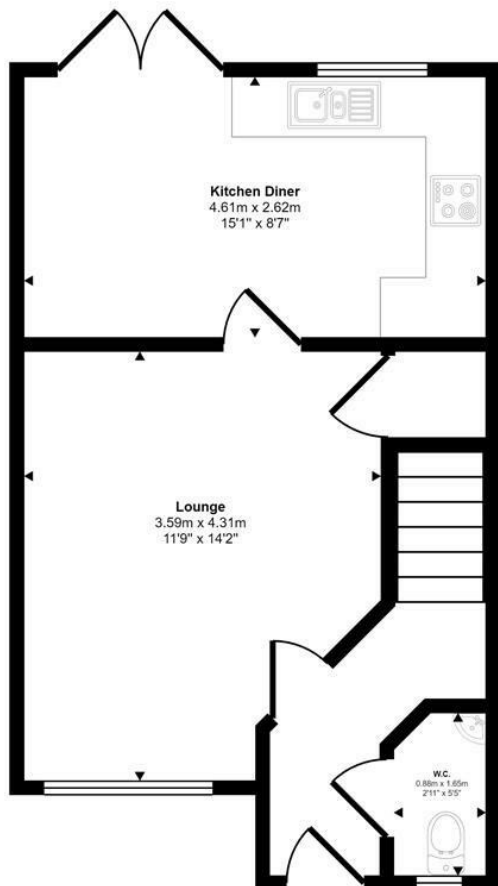
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(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	

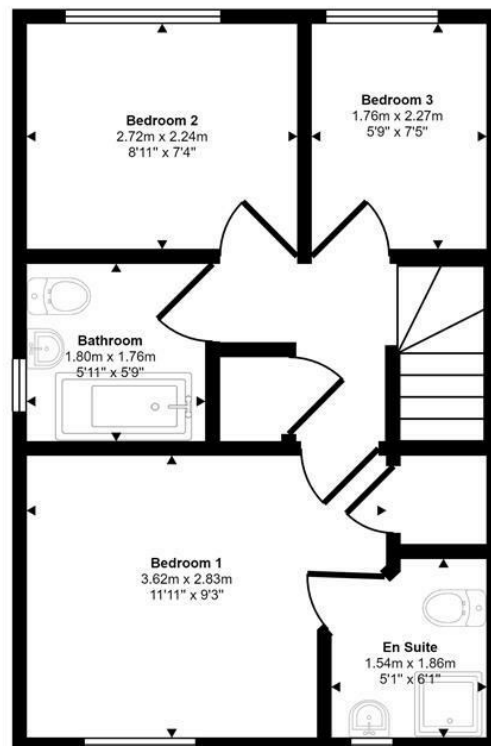
Environmental Impact (CO₂) Rating

	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	

Approx Gross Internal Area
68 sq m / 730 sq ft



Ground Floor
Approx 35 sq m / 373 sq ft



First Floor
Approx 33 sq m / 358 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.