

## 28 Morgraig Avenue Newport



### SUBSTANTIAL SIX BEDROOM DETACHED HOME WITH DOUBLE GARAGE

- SIX BEDROOM DETACHED FAMILY HOME
- THREE EN-SUITE BEDROOMS PLUS FAMILY BATHROOM AND GROUND FLOOR WC
- SPACIOUS KITCHEN/BREAKFAST ROOM
- LOUNGE AND SEPARATE DINING ROOM
- CONSERVATORY
- DRIVEWAY PLUS DOUBLE GARAGE
- POTENTIAL TO IMPROVE
- VERSATILE LIVING ACCOMMODATION
- NEAR TO AMENITIES AND ROAD LINKS
- MUST BE VIEWED TO APPRECIATE

**£440,000**

**Tel: 01633 212 666**    **www.nuttallparker.com**

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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.

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# Morraig Avenue, Newport, NP10 8UP

## Introduction

A fantastic and rare opportunity to purchase this substantial detached family home situated within Celtic Horizon, just minutes from excellent amenities and major road connections. Within walking distance there are local shops, bus stops, well regarded primary and secondary schools as well as the beautiful National Trust Tredegar House. The M4 (J28) and A48 are both close by too providing easy commuting to neighbouring cities.

With over 2,000ftsq of living accommodation set out over three floors, the property offers versatility and space for all the family. It was built by Bovis Homes c.2003 and has been well looked after although may benefit from some modernisation and upgrading in some areas.

Upon entering, the hallway leads off to a kitchen/breakfast room, a good sized lounge, dining room, conservatory and a WC. Stairs lead up to the first floor landing where there are three bedrooms (two of-which feature en-suites) and family bathroom then, upstairs to the second floor, three further bedrooms plus an additional en-suite.

Outside, the driveway provides parking for numerous cars as well as a detached double garage featuring twin up and over remote-controlled doors. The rear garden is relatively private and also of good size.

Further information can be found below although we recommend calling our sales team to discuss any queries further

## Tenure

Freehold

## Council tax

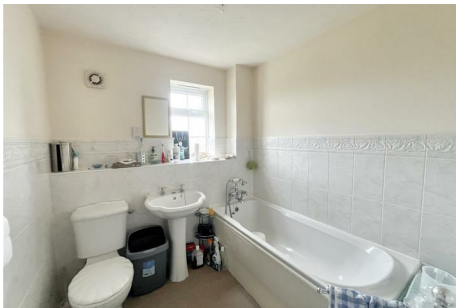
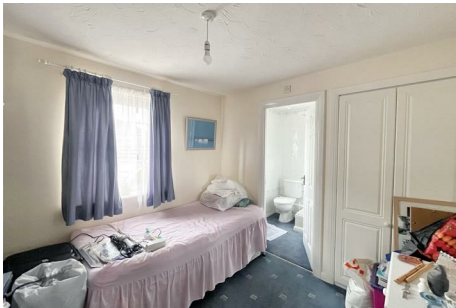
Band F

## Viewing


By prior appointment with vendors agents James Douglas. Tel: 01633 212666.

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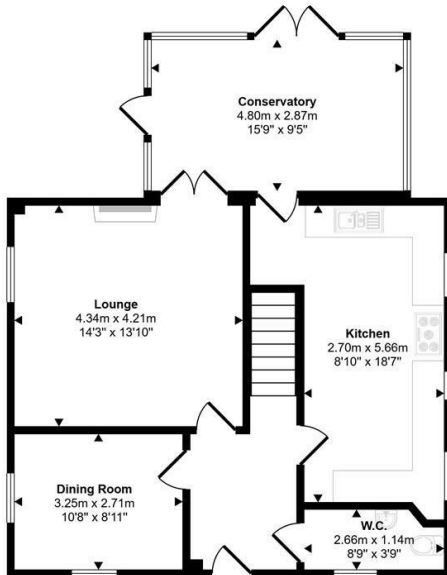
## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

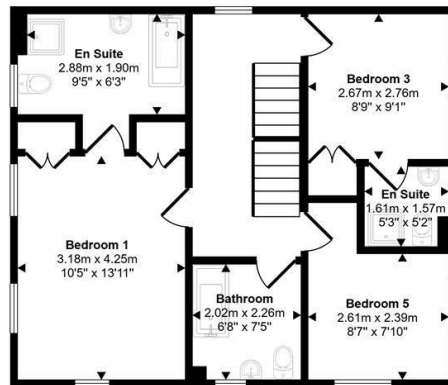
## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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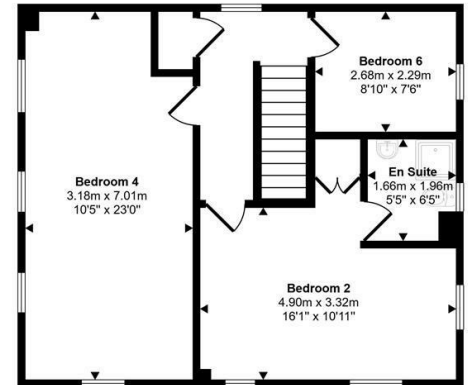
Approx Gross Internal Area  
188 sq m / 2021 sq ft



Ground Floor  
Approx 73 sq m / 788 sq ft



First Floor  
Approx 57 sq m / 609 sq ft



Second Floor  
Approx 58 sq m / 624 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.