

**Wynot Bungalow
Llandevaud
Newport**



DETACHED BUNGALOW WITH STUNNING RURAL VIEWS

- NO ONWARD CHAIN
- DETACHED BUNGALOW WITH STUNNING RURAL VIEWS
- TWO BEDROOMS
- KITCHEN WITH ADJOINING DINING AREA
- LOUNGE
- DETACHED DOUBLE GARAGE
- SUBSTANTIAL PLOT WITH LOTS OF POTENTIAL
- END OF CUL-DE-SAC POSITION
- HUGE POTENTIAL TO IMPROVE, RECONFIGURE AND EXTEND*
- MUST BE VIEWED TO APPRECIATE

Chain Free £350,000



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Wynot Bungalow, Lower Road, Llandevaud, NP18 2AE

Introduction

A fantastic and rare opportunity to purchase this detached bungalow situated at the end of this private lane in Llandevaud, offering two bedroom accommodation and huge potential to improve. The property is offered for sale with no onward chain and benefits from beautiful rural views. Llandevaud is a highly sought after Hamlet situated just off the A48 and enjoys a lovely, rural feel but isn't too far from amenities and main road connections.

The property is situated just off Lower Road and sits at the end of a private lane (which is actually owned by Wynot Bungalow and provides access to the neighbouring properties) and enjoys beautiful, far-reaching views. Having been owned by the same family since the late 1980's, the property has been well maintained and looked after however modernisation would be required to bring the property up to a good, modern standard. The plot is of good size so offers the purchaser the ideal opportunity to reconfigure and extend, subject to relevant planning permissions*.

On entering, we are welcomed into an outer porch which leads in to a lounge, two bedrooms, shower room and kitchen with adjoining dining area. Outside, there are two driveways, a double garage and a large side and rear garden, again, with lots of potential to transform it into a lovely space for all the family to enjoy.

Further information can be found below or by calling our friendly sales team.

Tenure

Freehold. We are also advised that the lane leading down to the bungalow is owned by Wynot Bungalow and allows right of access to the neighbouring properties

Council tax

Band D


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.



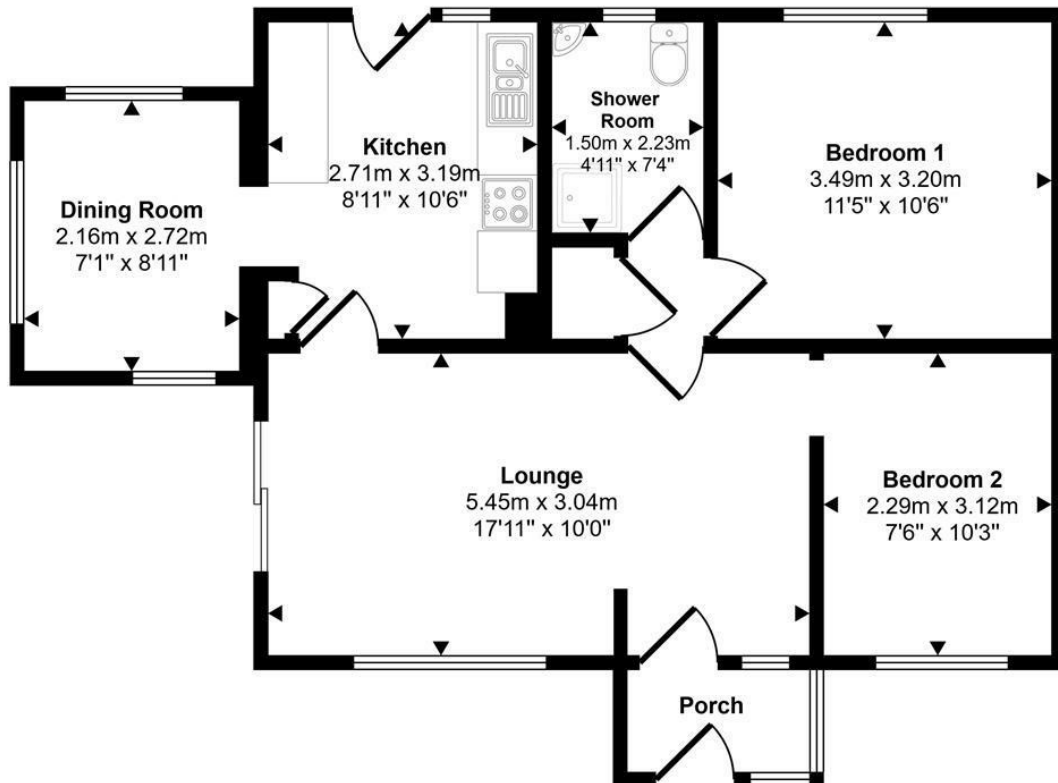
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E		
(21-38) F	16	
(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
59 sq m / 640 sq ft



Floorplan

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.