

4 Venezuela Close Newport



BEAUTIFUL THREE BEDROOM DETACHED HOME ON LARGE PLOT

- NO ONWARD CHAIN
- THREE BEDROOMS
- LOVELY OPEN PLAN KITCHEN/DINER
- GOOD SIZED LOUNGE
- GROUND FLOOR WC
- FAMILY BATHROOM PLUS EN-SUITE
- DOUBLE-LENGTH DRIVEWAY
- LARGE ENCLOSED REAR/SIDE GARDENS
- CLOSE TO AMENITIES AND ROAD LINKS
- MUST BE VIEWED TO APPRECIATE

£300,000

Venezuela Close, NP19 4DZ

Introduction

Offered for sale within the ever popular Glan Llyn development is this immaculately presented detached family home occupying a larger than average plot, near to amenities and main road connections. Within walking distance there are local shops, bus stops and well regarded schools as well as road links being just around the corner.

On entering the property, we are welcomed into the hallway which leads off to a good sized lounge, stylish fitted kitchen/diner and WC then, upstairs, three bedrooms and family bathroom as well as an e-suite to bedroom 1. Outside, there is a driveway providing parking for two cars and a good sized side/rear garden laid to patio, lawn and elevated decking area with store shed.

Tenure

Freehold. We are advised there are service charges payable of approximately £250 per annum

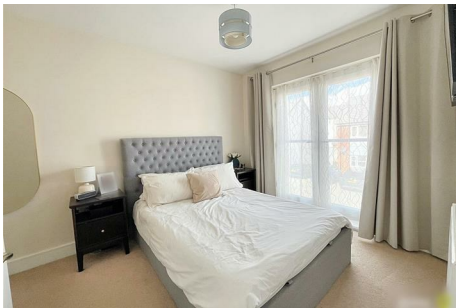
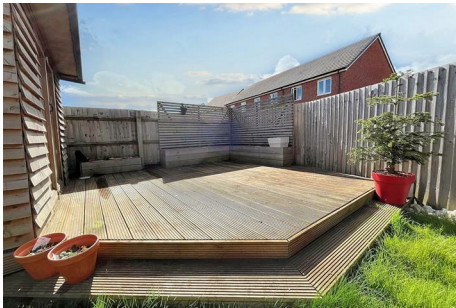
Council tax

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.



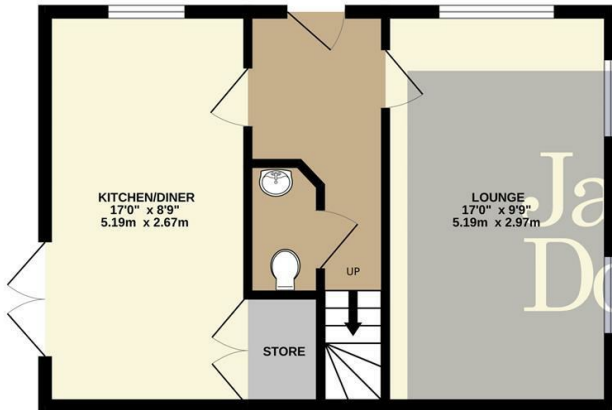
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(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	

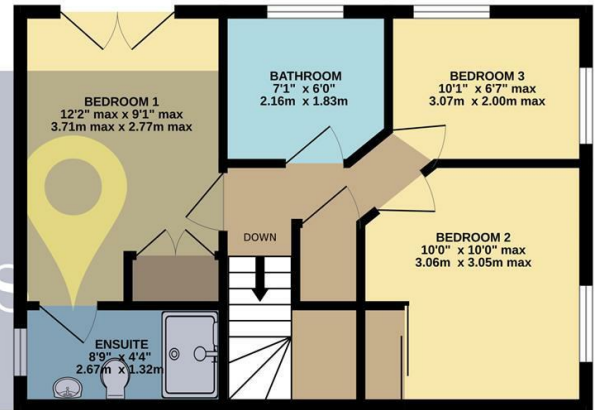
Environmental Impact (CO₂) Rating

	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	

GROUND FLOOR
416 sq.ft. (38.7 sq.m.) approx.



1ST FLOOR
416 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 832 sq.ft. (77.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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