



Birch Grove, Llanmartin Newport

offers in excess of £220,000

- Sought after location
- Larger than average plot
- Driveway
- Garage
- EPC Rating: C



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About the property

This well-located family home presents an appealing opportunity for buyers seeking generous outdoor space, set on a larger-than-average plot. , offering spacious and versatile accommodation throughout, together with a driveway, garage, and attractive front and rear gardens.

The accommodation briefly comprises an entrance hall, comfortable lounge, fitted kitchen/dining room, and a conservatory providing additional living space overlooking the rear garden.

To the first floor are three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from a front garden, driveway parking leading to the garage, and an enclosed rear garden offering the perfect space for relaxing, entertaining guests, or enjoying family time outdoors.

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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Accommodation

Entrance Hallway

Lounge

Kitchen/Diner

Conservatory

Stairs To First Floor

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

Outside

Agents Notes

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.