



£380,000



## 2 Melindwr

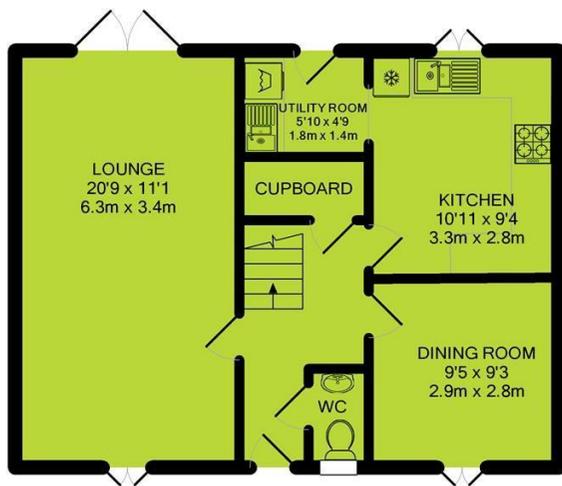
Draethen Newport NP10 8GL

We have pleasure in offering for sale a very well maintained four bedroom semi detached property with a good size garden and driveway with garage. EPC rating C

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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GROUND FLOOR  
APPROX. FLOOR  
AREA 557 SQ.FT.  
(51.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 562 SQ.FT.  
(52.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1119 SQ.FT. (104.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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A very well maintained four bedroom semi detached property with a good size garden and driveway/garage. It offers an entrance hallway with wood flooring, a storage cupboard and a downstairs wc/cloak. There is a very large lounge with two windows to the front and french doors leading onto the rear garden. The flooring is wood and there is a multi fuel wood burning stove with a slate hearth. Off the hallway there is a separate dining room with window to the front and wood flooring. The kitchen is an excellent size with cream units and a wood effect counter top with tiled splashback. There is an inset sink and a gas hob with an electric oven beneath and a circulating extractor. There is also space for dishwasher and tall fridge freezer. There is a window overlooking the rear garden and the flooring is a slate effect laminate. There is a separate utility room with cream units, an inset sink and a wood effect counter top with tile splashback and there is space for washing machine. The flooring is slate effect laminate flooring. Upstairs there is a large landing with a cupboard housing the propane gas boiler. There is a large master bedroom with window to the rear and fitted wardrobes. There is also an en suite large shower with wc and wash hand basin all fully tiled and tile effect flooring. The second bedroom is also an excellent size with window overlooking the countryside to the front and fitted wardrobes. The third bedroom also looks out to the front of the property. The fourth bedroom is currently used as a fourth bedroom/study.



THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS (CPRs) The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. If you are interested in buying this property it is important that you contact us at the earliest opportunity. Items shown in photographs are NOT included unless specifically mentioned within the Sales Particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision.

