



DAVIS
& SONS

1st in Wales

established 1747

2 Brigantine Close Off Morgan Way Newport NP10 8ES



Ref: PRC13017

£180,000

COACH HOUSE style living
with garage & enclosed garden to the rear
located off Morgan Way with excellent road links
to the M4, local schools, amenities &
National Trust Tredegar House and grounds.
Viewing advised.

ESTATE AGENTS • RESIDENTIAL PROPERTY MANAGEMENT • COMMERCIAL AGENTS

Every care has been taken in drawing up these particulars and they are believed to be correct, but their accuracy is not guaranteed and neither do they constitute an offer or contract, nor any part of an offer or contract.

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Introduction

We are pleased to offer for sale this well presented COACH HOUSE located off Morgan Way in the Duffryn area of Newport with excellent road links to the M4, access to local schools, amenities, National Trust Tredegar house and grounds and Tredegar Park.

The property consists;- fitted kitchen, living room, bathroom and 2 good size bedrooms. Below you have a garage and parking to front of garage and good size rear garden.

This would make an ideal first purchase or investment.
Viewing advised.

Entrance

Via composite front door into;-

Hallway

Stairs to first floor landing.

Kitchen (6' 10" x 8' 10") or (2.08m x 2.70m)

The kitchen is fitted with wall and base units, plastered walls and ceiling, tiling to splash backs, roll top food preparation worksurfaces. Stainless steel oven with gas hob and extractor hood above, stainless steel sink, drainer and mixer tap, plumbing and space for washing machine, space for fridge / freezer and upvc double glazed window.

Living Room (10' 5" x 20' 10") or (3.18m x 6.36m)

Plastered finish to walls and ceiling, two central heating radiator and two upvc double glazed window. Fire with back drop heath and mantle over.

Bathroom (6' 10" x 12' 0") or (2.08m x 3.66m)

Good size bathroom fitted with a white suite;- low level wc, integrated wash hand basin with storage below, panelled bath and walk in single shower cubicle with shower over. Tiling to splash backs, plastered finish to walls and ceiling, upvc obscured glazed window & central heating radiator. Door to storage cupboard.

Bedroom 1 (8' 10" x 10' 1") or (2.68m x 3.08m)

Central heating radiator, upvc double glazed window, plastered finish to walls and ceiling.

Bedroom 2 (8' 8" x 10' 1") or (2.64m x 3.08m)

Plastered finish to walls and ceiling, central heating radiator, upvc double glazed window.

Garage (17' 5" x 9' 6") or (5.30m x 2.89m)

Up and over door, power and lighting. Door to rear garden.

Rear Garden

Enclosed with panelled fencing to outer boundaries and laid mainly to lawn.

Tenure

We are advised that the property is Leasehold. Although prospective purchasers should verify this with their solicitors.

Viewing

Strictly By Appointment Only. Davis & Sons, 01633 243515

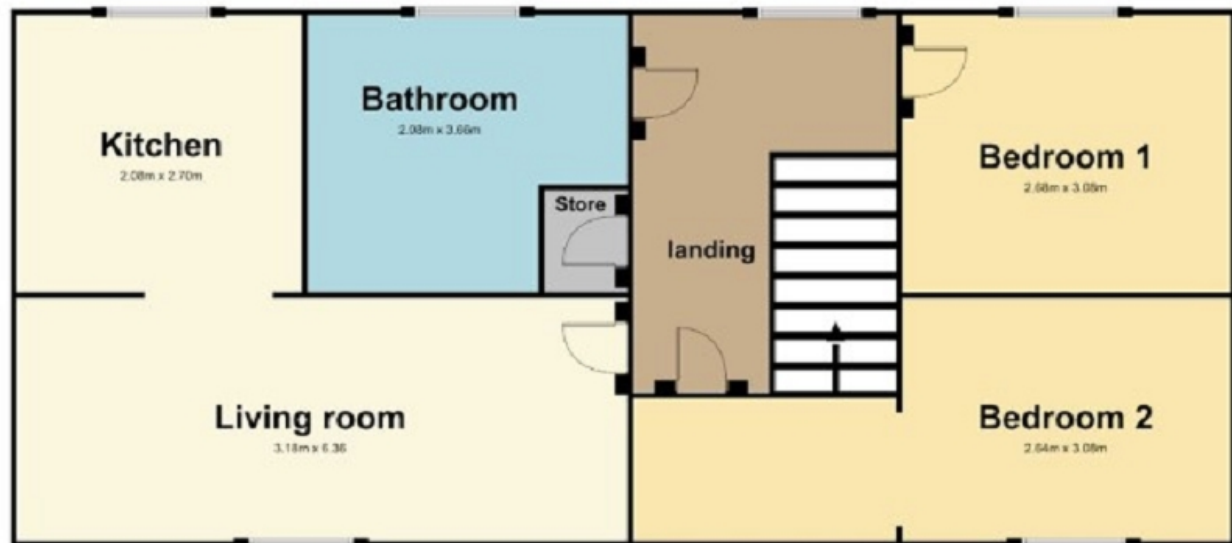






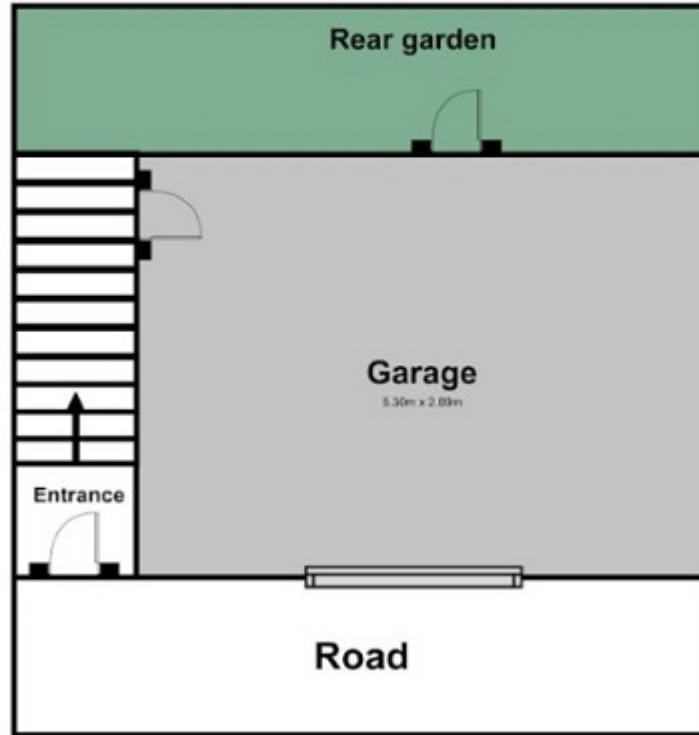
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 A		
81-91 B		
69-80 C	76	76
55-68 D		
39-54 E		
21-38 F		
1-20 G		

First Floor



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 Taurgo.

Ground Floor



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Property Floorplan Image

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PLEASE NOTE: All room sizes are approximate. Electrical installations, central heating & plumbing & draining installations are noted in particulars on the basis of a visual inspection only. They have not been tested & no warranty of condition or fitness is implied by their inclusion. Potential purchasers are warned that they must make their own enquiries as to the condition of the structure of any appliances, installation or any element of the structure or fabric of the property. Messrs Davis and Sons for themselves and for the Vendors and Lessors of this property whose agents they are give notice that, (i) The particulars are set out as a general outline only for the guidance of the intended Purchasers or Lessors and do not constitute part of an offer or contract (ii) All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and other details are given without responsibility and any intending Purchasers or Tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Davis and Sons has any authority to make or give any representation or warranty whatever in relation to this property.