



T Samuel Estate Agents

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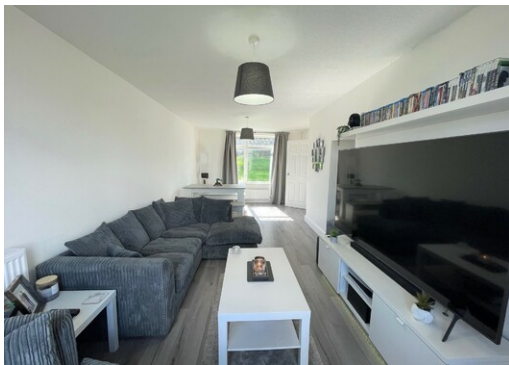
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**Don Close, Bettws, Newport
NP20 7RT**

**FOR SALE
£155,000**



- **3 BEDROOMS**
- **END OF TERRACE**
- **CLOSE TO ALL LOCAL AMENITIES**



3



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Property Description

*** IDEAL FIRST TIME BUY OR BUY TO LET INVESTMENT ***

We are pleased to advertise this three bedroom end of terraced property situated on Don Close in Newport.

The property would make an ideal family home and benefits from a new modern kitchen which was fitted in in 2020.

Set close to local schools and amenities as well as benefiting from quick and easy road links to the M4 motorway making it ideal for commuters to Bristol or Cardiff.

Ample on street parking in the surrounding area.

Viewing highly recommended.

Accommodation comprises: Entrance hall, lounge/diner, kitchen, three bedrooms, upstairs bathroom with separate w.c.

ENTRANCE HALL

2.70 m x 1.10 m

Wallpaper ceiling. Emulsion walls. Laminate flooring. Stairs to the first floor. Doors to lounge and kitchen.

LOUNGE/DINER

7.00 m x 3.30 m

Wallpaper ceiling and walls. Laminate flooring. Power points. Two radiators. uPVC windows to the front and rear allowing in plenty of natural light.



KITCHEN

6.10 m x 2.40 m

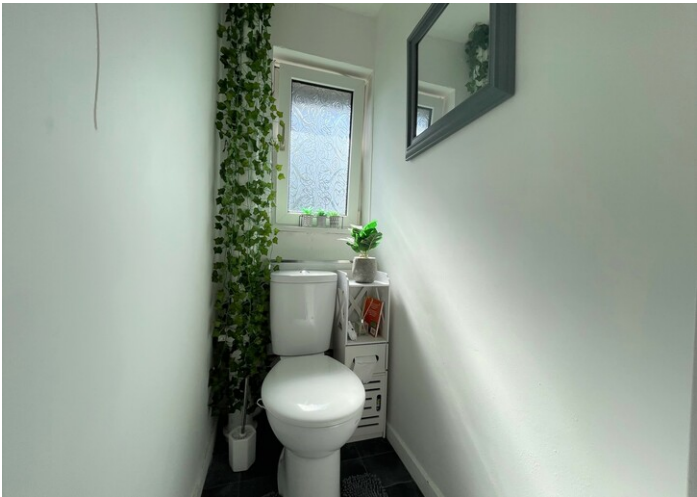
Ample base and wall units in grey with complimentary work surface. Emulsion ceiling. Emulsion walls with splashback coverings around work surface. Built in oven and halogen hob. Plumbed for automatic washing machine. Laminate flooring. Radiator. Power points. Two built in storage cupboards uPVC window and door to the rear.



UPSTAIRS BATHROOM

2.70 m x 1.40 m

White bathroom suite comprising bath with shower over head and wash hand basin. Built in cupboard housing combi boiler. Emulsion ceiling. Emulsion walls. Vinyl flooring. uPVC window to the rear with frosted glass.



UPSTAIRS W.C.

1.50 m x 0.80 m

White w.c. Emulsion walls and ceiling. Vinyl flooring. uPVC window to the rear with frosted glass.



BEDROOM 1

3.80 m x 3.10 m

Emulsion walls and ceiling. Carpet flooring. Radiator. Power points. Built in cupboard. uPVC window to the front.

BEDROOM 2

3.50 m x 3.30 m

Emulsion walls and ceiling. Carpet flooring. Radiator. Power points. uPVC window to the rear.



BEDROOM 3

4.20 m x 1.70 m

Wallpaper ceiling. Emulsion walls with one wallpapered as a feature. Carpet flooring. Radiator. Power points. uPVC window to the front.

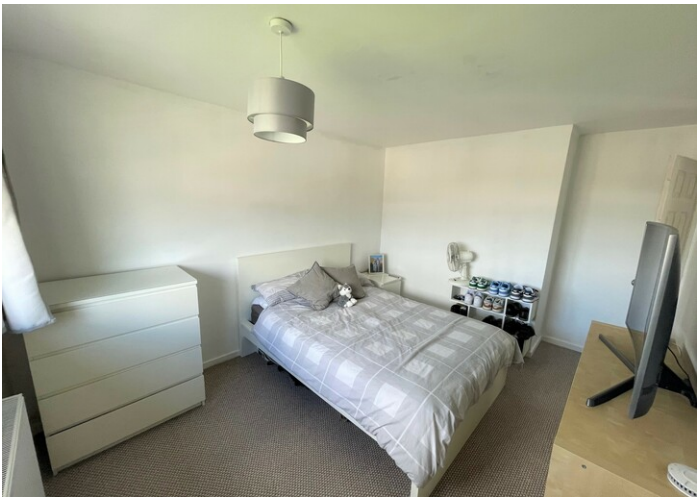
EXTERIOR

Front - Lawn with side access and pathway to front door.

Rear - Steps leading up to enclosed lawn area.









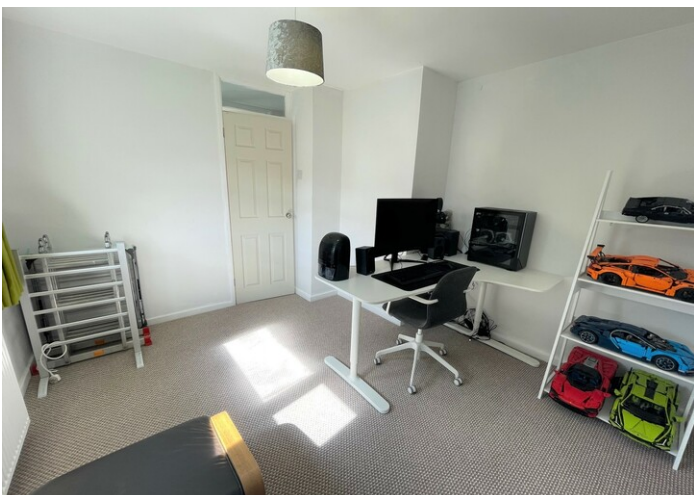
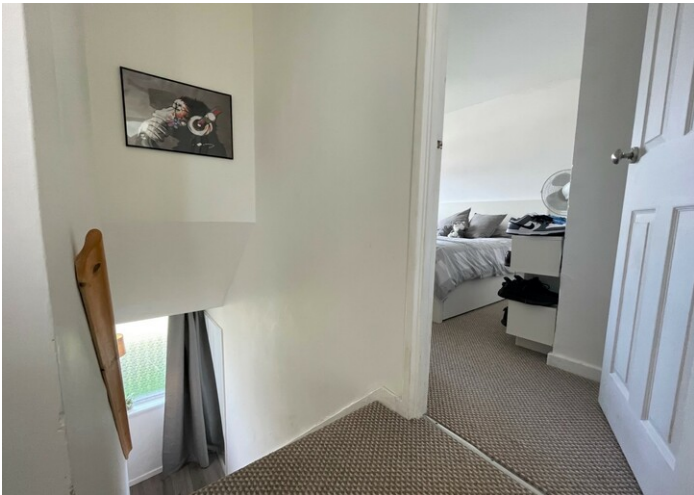
Misdescriptions Act 1991

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 documents. A Buyer is advised to obtain verification from their Solicitor. 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.



Data Protection Act 1998

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EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

FLOORPLAN

