

## 44 Allt-Yr-Yn Avenue Newport



### SPACIOUS SEMI DETACHED FAMILY HOME IN ALLT-YR-YN

- NO CHAIN
- THREE DOUBLE BEDROOMS
- TWO SPACIOUS RECEPTION ROOMS
- KITCHEN/BREAKFAST ROOM
- GROUND FLOOR WC, FIRST FLOOR BATHROOM
- LONG DRIVEWAY LEADING TO GARAGE
- FRONT & REAR GARDENS
- WALKING DISTANCE TO AMENITIES
- MAJOR ROAD LINKS CLOSE BY
- HIGHLY SOUGHT AFTER LOCATION

**£375,000**

## **Allt-Yr-Yn Avenue, NP20 5DD**

### **Introduction**

\*NO CHAIN\* Offered to the market with no onward chain is this immaculately presented, bay-fronted family home situated on the highly sought after, tree-lined Allt-Yr-Yn Avenue, enjoying close proximity to excellent amenities such as shops, bus stops, bus & train station and well regarded schools. Handy road links are close by, too including the M4 motorway, providing an easy commute to Cardiff, Bristol and beyond.

The property offers generous room dimensions throughout and is offered to the market in immaculate order having recently been redecorated in most areas. Upon entering, we are welcomed into an impressive entrance hallway which leads off to a WC, a bay-fronted lounge, dining room and a kitchen breakfast room. Upstairs, the large landing leads off to three double bedrooms, a modern family bathroom plus an additional WC. The property is also double glazed and features a newly fitted gas boiler.

Outside, the frontage offers a long driveway providing ample parking and leads to a detached single garage with a newly fitted up and over door plus a recently-replaced metal roof. An immaculately-kept front lawn is surrounded by mature plants and shrubbery and a side path leads around to the rear which is laid to patio and grass, again with plenty of mature plants and trees.

Viewing is essential to appreciate what this superb property has to offer, further information can be found below;

### **GROUND FLOOR**

**Entrance hallway 17'0" max x 9'2" max (5.20 max x 2.81 max)**

**Lounge 15'0" (into bay) x 13'0" max (4.58 (into bay) x 3.97 max)**

**Dining room 14'8" (into bay) x 13'0" max (4.48 (into bay) x 3.97 max)**

**Kitchen/breakfast room 15'2" max x 10'8" max (4.63 max x 3.26 max)**

**WC 3'10" x 3'5" (1.18 x 1.06)**

### **FIRST FLOOR**

**Bedroom 1 (front) 15'8" (into bay) x 12'2" max (4.79 (into bay) x 3.71 max)**

**Bedroom 2 (rear) 12'7" x 12'1" max (3.84 x 3.70 max)**

**Bedroom 3 10'4" x 8'6" (3.16 x 2.60)**

**Bathroom 10'3" max x 6'9" max (3.13 max x 2.06 max)**

### **Tenure**

We are advised the property is freehold however we recommend you confirm this with your solicitor prior to purchase

### **Viewings**

By prior appointment with vendors agents Nuttall Parker Newport 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

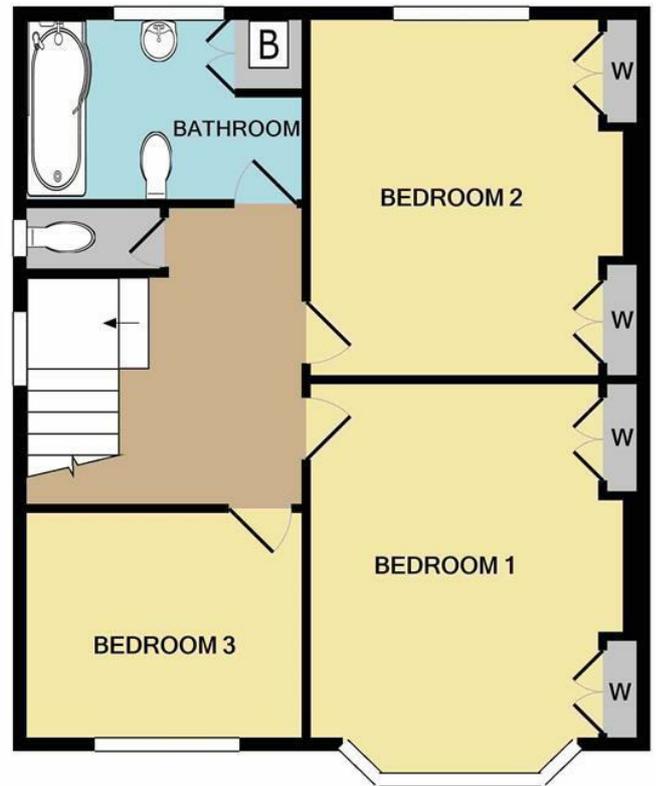
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



GROUND FLOOR



1ST FLOOR

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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