

56 Allt-Yr-Yn Avenue Newport



SPACIOUS FAMILY HOME IN PRIME LOCATION WITH ATTIC SPACE

- NO ONWARD CHAIN
- THREE BEDROOMS PLUS ATTIC SPACE
- TWO RECEPTION ROOMS PLUS LARGE KITCHEN/DINER
- GROUND FLOOR WC, FIRST FLOOR BATHROOM
- DRIVEWAY AND GARAGE
- ENCLOSED REAR GARDEN
- PLEASANT ENTRANCE HALLWAY
- WALKING DISTANCE TO EXCELLENT AMENITIES
- MAJOR ROAD LINKS CLOSE BY
- MUST BE VIEWED

Chain Free £395,000

Allt-Yr-Yn Avenue, NP20 5DD

Introduction

Situated in the highly sought after Allt-Yr-Yn area of Newport and on one of the areas prime avenue's is this spacious and characterful semi detached home, offering easy access to excellent amenities and major road links. Within a short walk we have well regarded schools, bus stops, Newport City Centre and the famous peak of Ridgeway, affectionately known as 'Little Switzerland' offering beautiful far-reaching mountain views and a locally run café.

Upon entering the property through the front porch, we are welcomed into the main hallway which leads off to a spacious bay-fronted lounge, dining room and a large kitchen/breakfast area and WC. Upstairs, we have three bedrooms and a family bathroom plus steps that lead up to an attic room. Outside, a driveway provides off road parking and leads to a detached single garage, plus side access through to the rear garden which is of a good size and laid mainly to lawn.

Viewings come highly recommended to appreciate the space and potential this superb family home has to offer;

GROUND FLOOR

Lounge 14'6" (into bay) x 12'11" max (4.43 (into bay) x 3.96 max)

Dining room 13'5" x 10'11" max (4.11 x 3.33 max)

Kitchen/breakfast room 23'7" max x 10'5" max (7.20 max x 3.18 max)

FIRST FLOOR

Bedroom 1 14'4" (into bay) x 13'1" max (4.39 (into bay) x 3.99 max)

Bedroom 2 10'9" x 10'2" (3.30 x 3.12)

Bedroom 3 10'4" max x 8'4" (3.17 max x 2.55)

Bathroom 6'6", 124'8" x 5'11" (2,38 x 1.82)

SECOND FLOOR

Attic room 19'5" max x 11'7" max (5.92 max x 3.54 max)

Limited head height measuring approximately 1.89m in the centre

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, 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.

Tenure

We are advised the property is freehold however this should be confirmed by your solicitor prior to purchase

Council tax

We are advised the property is currently an F rating however this should be confirmed prior to purchase



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

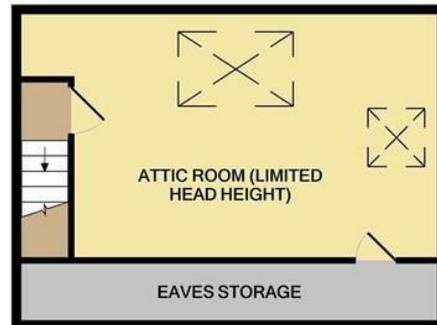
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR



1ST FLOOR



ATTIC ROOM