

## 31 Brigantine Way Newport



### STYLISH TOWN HOUSE IN POPULAR LOCATION

- BEAUTIFUL END-TERRACED TOWN HOUSE
- THREE DOUBLE BEDROOMS
- GROUND FLOOR SHOWER ROOM
- GOOD SIZED LOUNGE
- KITCHEN/DINER
- TWO EN-SUITES
- GARAGE WITH GYM SPACE
- UTILITY ROOM
- LOVELY ENCLOSED REAR GARDEN
- NEAR TO AMENITIES AND ROAD CONNECTIONS

**£260,000**



#### CARDIFF

1, St. Martin's Row,  
Albany Road, Cardiff  
CF24 3RP

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02920 456 444



#### NEWPORT

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Newport, NP20 4BP  
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01633 212 666



#### PONTYPRIDD

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Pontypridd, CF37 2TH  
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01443 485000

# **Brigantine Way, NP10 8EW**

## **Introduction**

This fantastic opportunity offers a beautifully presented townhouse situated in the popular Duffryn area, just minutes from excellent local amenities and major transport links. Within walking distance are highly regarded primary and secondary schools, local shops, bus routes, and the stunning Tredegar House and its surrounding parkland. The nearby M4 (J28) and A48 provide convenient access to neighbouring cities, making this an ideal location for commuters.

Upon entering the property, you are welcomed by an inviting entrance hallway leading to Bedroom Three, a utility room, a shower room, and two generous storage cupboards. There is also access into the garage which has been divided; storage space and a home gym. Stairs rise to the first floor, where you will find a spacious lounge and a modern kitchen/dining room, perfect for both everyday living and entertaining.

The second floor accommodates the remaining two bedrooms, both of which benefit from their own en-suite bathrooms, offering comfort and privacy for family members or guests.

Externally, the property boasts a double-width driveway and, to the rear, a fully enclosed garden, predominantly laid to decking, creating a low-maintenance outdoor space ideal for relaxing or entertaining.

## **Tenure**

Freehold

## **Council tax**

Band E

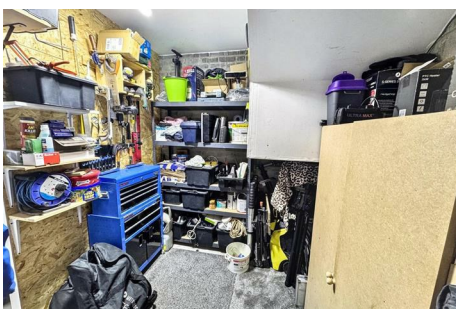
## **Boundaries**

All boundaries should be confirmed by your solicitor


## **Viewing**

By prior appointment with vendors agents James Douglas. 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.



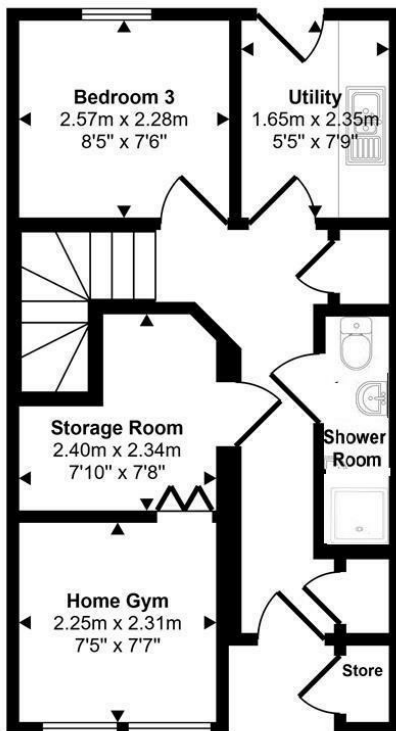
## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

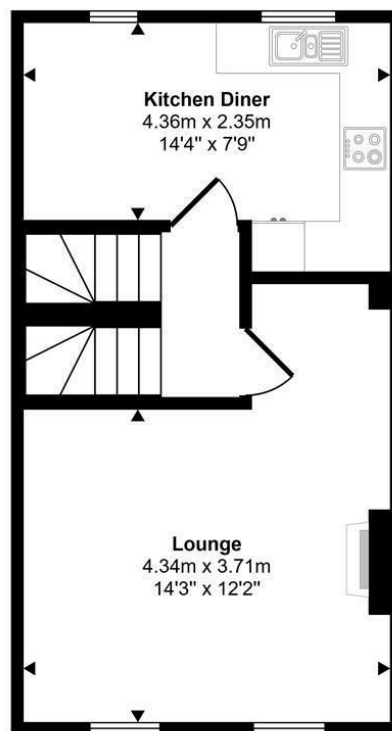
## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(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>		
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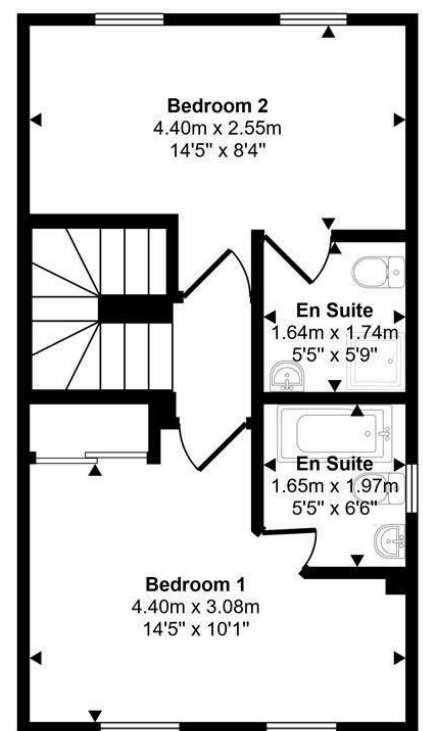
Approx Gross Internal Area  
108 sq m / 1163 sq ft



Ground Floor  
Approx 35 sq m / 373 sq ft



First Floor  
Approx 36 sq m / 391 sq ft



Second Floor  
Approx 37 sq m / 399 sq ft

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 Made Snappy 360.