

## 2 Hot Mill Close Newport



### STUNNING THREE BEDROOM END TERRACED HOME IN GLAN LLYN

- BEAUTIFULLY PRESENTED THROUGHOUT
- THREE BEDROOMS
- MAIN BEDROOM WITH ENSUITE
- STYLISH BATHROOM
- GOOD SIZED LOUNGE
- KITCHEN/DINER
- GROUND FLOOR WC
- ENCLOSED REAR GARDEN
- OFF ROAD PARKING
- CLOSE TO AMENITIES & ROAD LINKS

**£240,000**

## **Introduction**

A fantastic opportunity to purchase this beautifully presented end-terraced home within the popular modern housing development of Glan Llyn, offering easy access to excellent amenities and major road connections. Within a short walk we have well regarded schools, Spythy Retail Park, bus routes and a public house as well as the M4 motorway being a short drive away providing an easy commute to Cardiff, Bristol and beyond.

The property was built in 2017 so still benefits from some remaining NHBC warranty, plus is offered to the market in very good order. Upon entering, we are welcomed into the hallway which leads off to a WC, a good sized lounge and a stylish fitted kitchen with space for your dining table. Upstairs, we have three bedrooms, a family bathroom and an ensuite to bedroom 1.

Outside, to the front there is off road parking for two cars then, to the rear, a lovely enclosed garden laid to patio and artificial lawn with a side gate leading to the front of the property.

Further information and room dimensions can be found below;

## **GROUND FLOOR**

**Lounge 17'4" max x 14'10" max (5.30 max x 4.54 max)**

**Kitchen/diner 14'9" max x 9'1" (4.52 max x 2.79)**

Featuring integrated fridge/freezer, dishwasher, washing machine, oven and hobs

**WC 2'9" x 5'4" (0.84 x 1.65)**

## **FIRST FLOOR**

**Bedroom 1 12'3" x 8'2" (3.74 x 2.49)**

**Ensuite 3'9" x 8'2" (1.16 x 2.49)**

**Bedroom 2 10'3" x 8'2" (3.14 x 2.49)**

**Bedroom 3 8'7" x 6'4" (2.64 x 1.95)**

**Family bathroom 5'7" x 6'4" (1.71 x 1.94)**

## **Tenure**

Freehold. There is a service charge payable for the upkeep of the development, cost are approximately £285 per annum

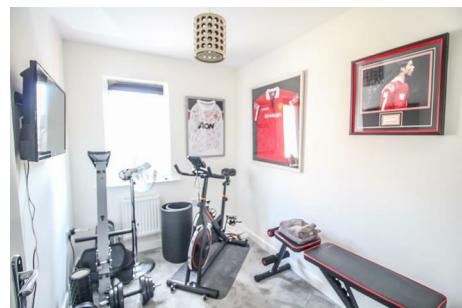
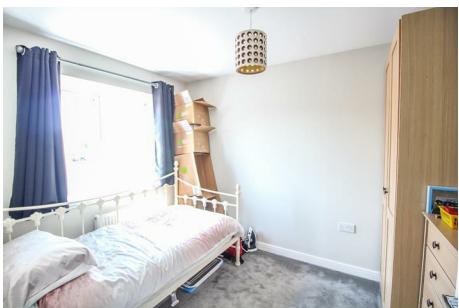
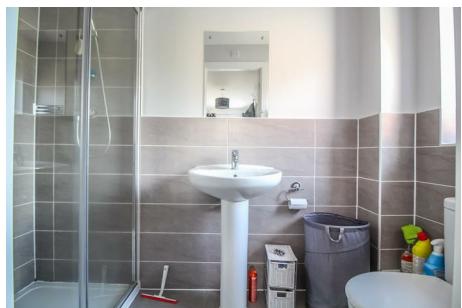
## **Council tax**

Band D

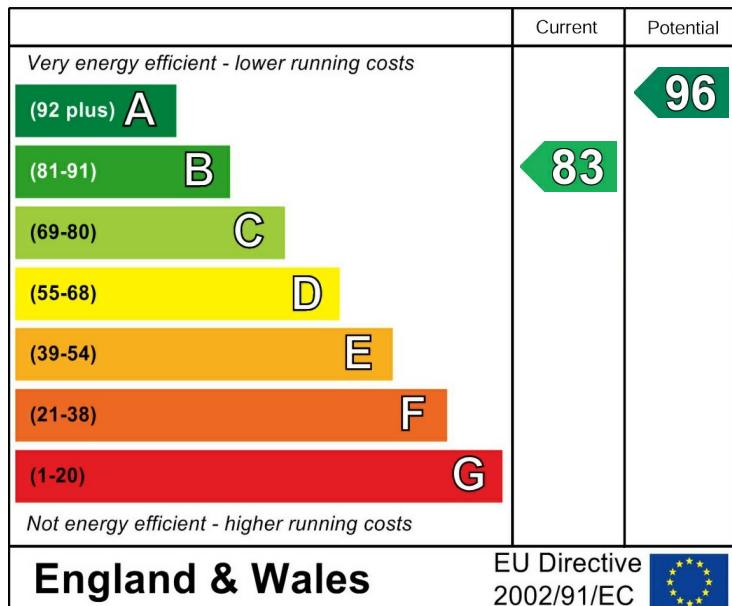
## **Viewing**

By prior appointment with vendors agents Nuttall Parker. Tel: 01633 212666.

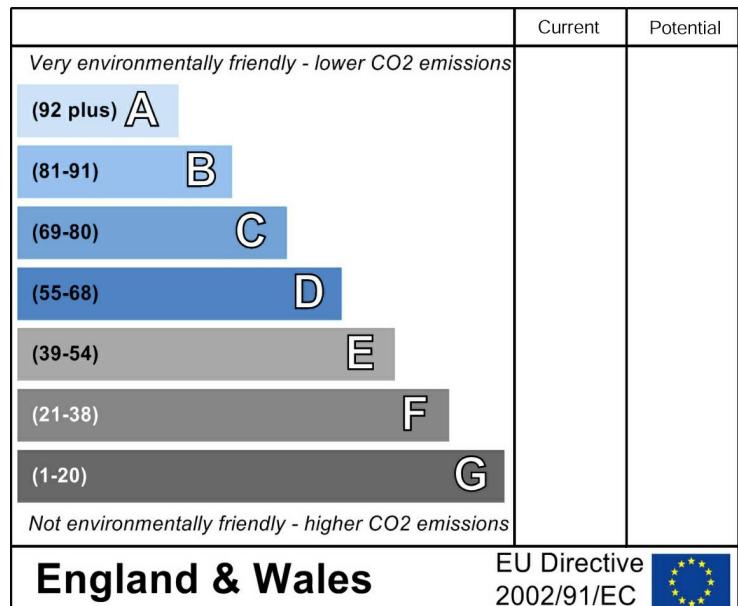
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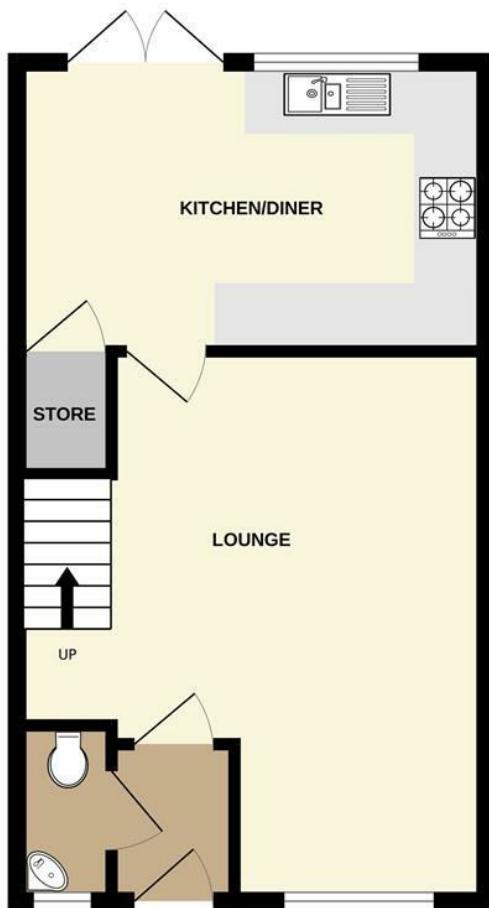
## Energy Efficiency Rating



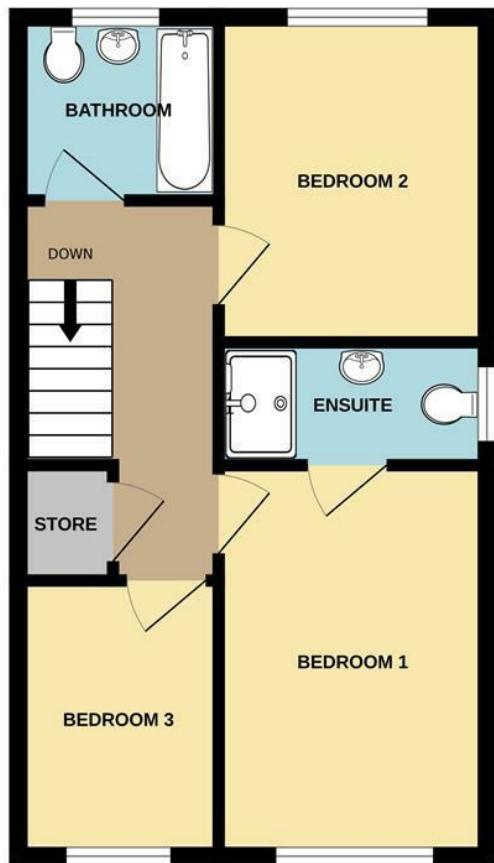
## Environmental Impact (CO<sub>2</sub>) Rating



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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