

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

Hot Mill Close, NP19 4DJ

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, Spytt 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.


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.



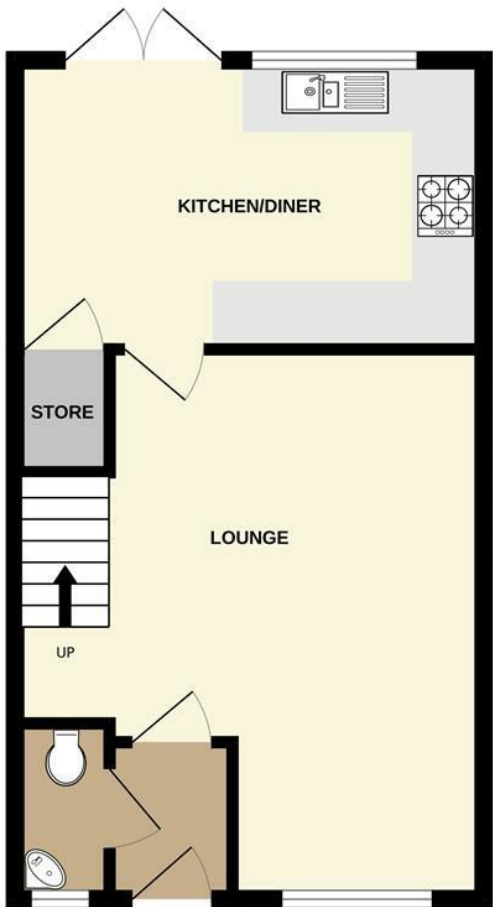
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		96
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC 	

GROUND FLOOR



1ST FLOOR

