

31 Spencer Way Newport



A STYLISH AND SPACIOUS 4 BEDROOM TOWN HOUSE IN GLAN LLYN

- BEAUTIFULLY PRESENTED SEMI DETACHED TOWN HOUSE
- FOUR GOOD SIZED BEDROOMS
- LOUNGE LEADING TO A STYLISH KITCHEN/DINER
- SEPARATE UTILITY ROOM AND WC
- FIRST FLOOR FAMILY BATHROOM
- IMPRESSIVE MASTER BEDROOM WITH ENSUITE
- LOVELY ENCLOSED REAR GARDEN
- THREE ALLOCATED PARKING SPACES
- WALKING DISTANCE TO EXCELLENT AMENITIES
- MAJOR ROAD LINKS CLOSE BY

£290,000

Spencer Way, NP19 4BB

Introduction

Situated in the St Modwen phase in the ever popular and highly sought after Glan Llyn development is this immaculately presented, semi detached town house, just a short walk to amenities and major road links. Local shops, bus stops, pleasant walks and well regarded primary and secondary schools are all within walking distance, plus the M4 motorway and A48 are both close by, providing an easy commute to Cardiff, Bristol and beyond.

This house style is named 'The Becket' by St Modwen Homes, and benefits from spacious living accommodation set over three floors, each providing modern and versatile living accommodation, ideal for the growing family. Upon entering from the front, we are lead into a hallway which leads off to a spacious lounge and a stylish fitted kitchen/dining area with a separate cloakroom/WC and utility room. To the first floor, we have three out of the four bedrooms, all of which are generously proportioned, plus the main family bathroom. Upstairs again, we have a large master bedroom which offers plenty of space for your bedroom furniture as well as wardrobes, plus an ensuite shower room.

The outside space is equally impressive and has been added to since the house was built in 2016. A lovely patio and artificial grass area make this garden low maintenance, plus it enjoys a Southern aspect. There is a gate to the rear where we have three allocated parking spaces.

Further information and room dimensions can be found below;

GROUND FLOOR

Lounge 16'6" max x 12'4" max (5.04 max x 3.77 max)

Kitchen/diner 15'6" max x 10'9" (4.74 max x 3.30)

Utility room 6'0" x 4'2" (1.84 x 1.29)

WC 6'0" x 4'0" (1.84 x 1.22)

FIRST FLOOR

Bedroom 2 14'1" x 8'7" (4.30 x 2.64)

Bedroom 3 13'1" max x 8'7" max (3.99 max x 2.64 max)

Bedroom 4 10'9" x 6'7" (3.29 x 2.01)

Family bathroom 6'7" x 6'3" (2.01 x 1.93)

SECOND FLOOR

Bedroom 1 11'11" max x 20'9" (into bay) (3.65 max x 6.35 (into bay))

Ensuite 5'9" max x 6'2" max (1.77 max x 1.88 max)

Viewing

By prior appointment with vendors agents Nuttall Parker. Telephone 01633 212666.

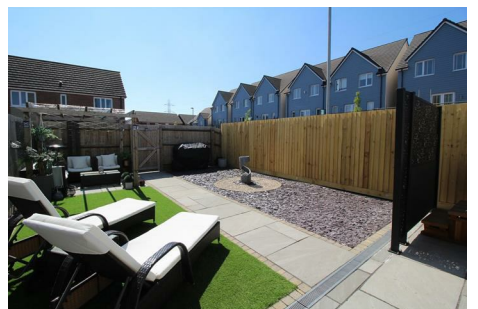
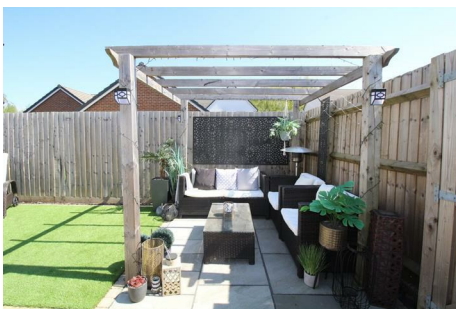
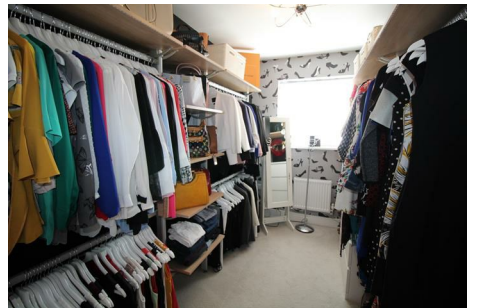
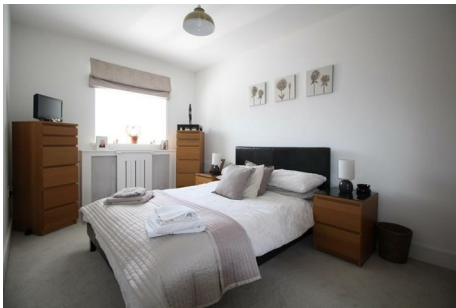
These particulars do not constitute an offer or contract of sale. Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and prospective purchasers should satisfy by inspection or otherwise as to the correctness of any statements or information contained therein.

Tenure

We are advised the property is freehold and that there is monthly maintenance charge of £22 p/month


Services

Mains services connected






Energy Efficiency Rating

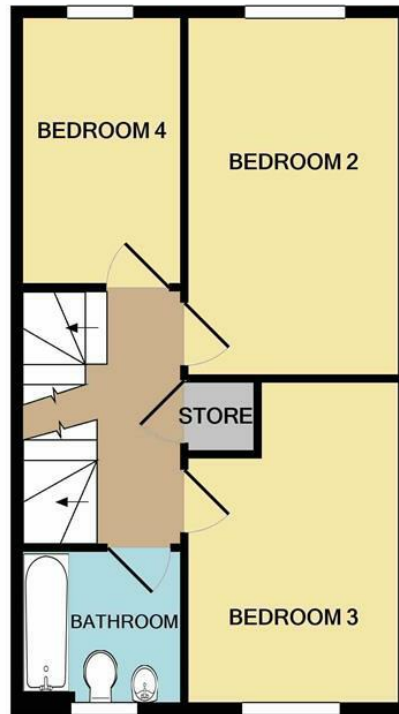
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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



2ND 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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