



Key Features

CLOSE TO LOCAL AMENITIES | EXTENDED PROPERTY | TWO BATHROOMS | FANTASTIC FAMILY HOME | LOW-MAINTENANCE REAR GARDEN | EXCELLENT TRANSPORT LINKS | OFF-ROAD PARKING | CLOSE TO SPYTTY RETAIL PARK

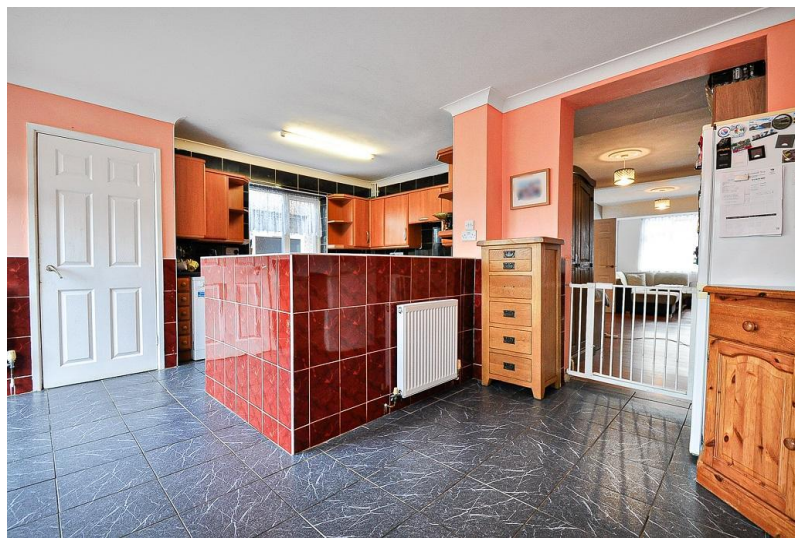
Extended family home offering three good sized bedrooms, an open plan kitchen diner, two bathrooms, and off-road parking only a short drive away from the popular Spytty Retail Park.

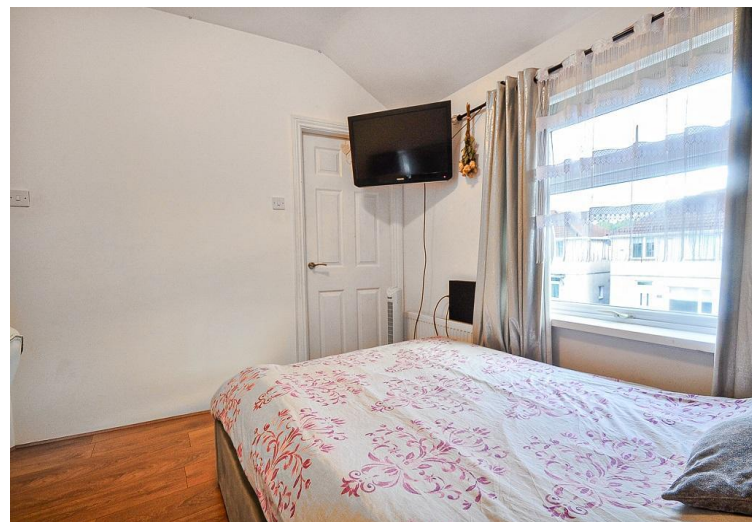
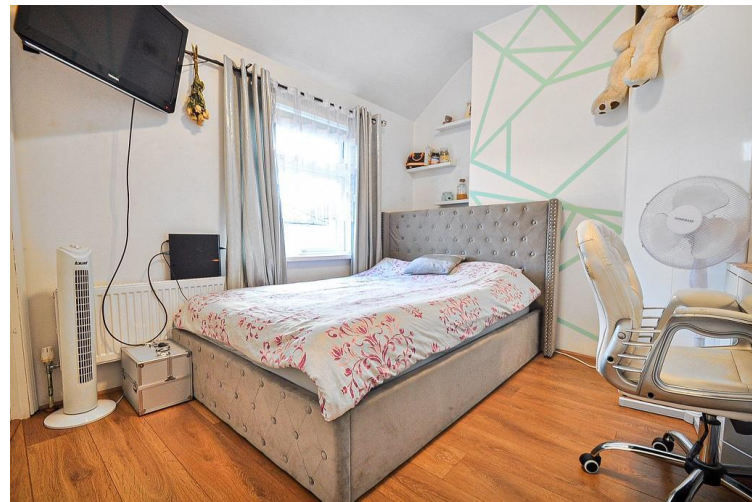
The property is located in the popular area of Liswerry. It is conveniently located a short walk from local amenities such as the Man of Steel Pub and a Lifestyle Express. This excellent family home is also within walking distance to Liswerry Primary School so you won't have to worry about getting stuck in any school run traffic. If you are looking for something to eat, Spytty Retail Park is your answer offering a range of restaurants, fast food eateries and a Tesco Extra, as well as a Cineworld. The M4 corridor is only a short drive way via junction 24 so visiting Cardiff or Bristol has never been easier.

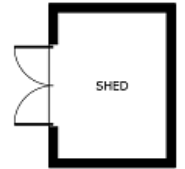
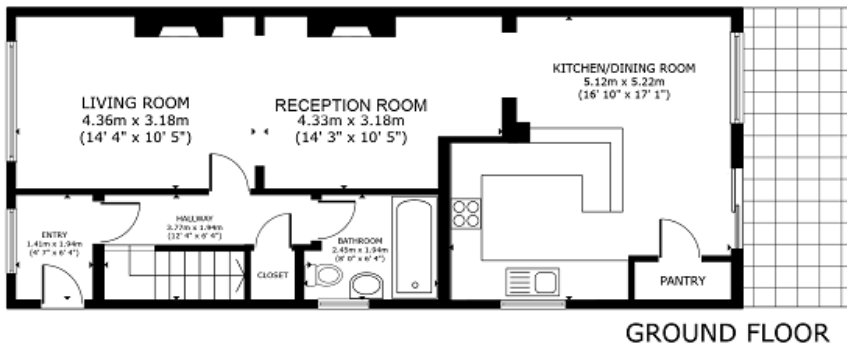
As you approach the house along the quiet one way street, you are greeted with a driveway with space for up to two cars. The front of the house will need minimal maintenance throughout the year.

Inside, the house offers ample space on the ground floor including an extended porch to the front and an extended kitchen to the rear of the property. The open plan living room offers plenty of space for relaxing with the whole family. The kitchen is perfect for hosting parties and meals with all your friends and family. It offers lots of space to entertain, to cook, and to dine. Last but not least the ground floor also provides the family with a well presented full bathroom suite. Upstairs there are three good sized bedrooms including two double rooms with one offering a fantastic en-suite which will help prevent the queues for the bathroom downstairs when getting ready for work and school.

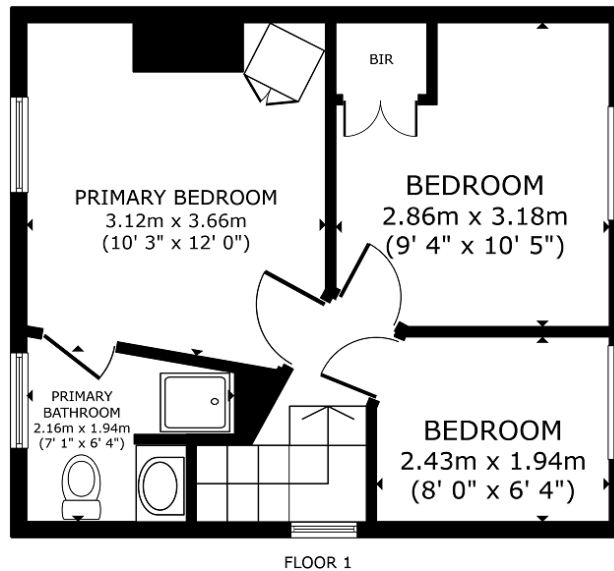
Access to the rear garden is via the patio doors in the kitchen. You are welcomed with a low maintenance garden, perfect to enjoy in the summer months with a BBQ. The garden provides plenty of space for tables and chairs for entertaining. The garden has a large patio area along with an artificial grass section fenced off to the rear which is perfect for the kids to have fun and be safe all year round. Finally the garden provides storage with a large shed and offers plenty of privacy with high fences on either side.







GROSS INTERNAL AREA
 GROUND FLOOR 67.9 m² (731 sq.ft.) FLOOR 1 31.7 m² (341 sq.ft.)
 EXCLUDED AREAS : SHED 5.3 m² (58 sq.ft.)
 TOTAL : 99.5 m² (1,071 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			81
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales	EU Directive 2002/91/EC		

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

