



NEWPORT

Guide price **£240,000**



140 BRYN BEVAN

Newport, NP20 5QN



Downstairs WC

Close to local shops & amenities

Ideal for families or first time buyers

Located in the increasingly popular area of Newport, Bryn Bevan is a desirable three-bedroom detached property offering the perfect blend of convenience and modern living. Situated close to the M4 corridor, commuting is a breeze, and essential amenities are within easy reach, making daily life a joy.

This property presents an excellent opportunity, with the added benefit of being sold with no onward chain, ensuring a smooth transition for the new owner. Ideal for both families and first-time buyers,

Bryn Bevan has been thoughtfully renovated by its current owners, making it a turnkey solution for those seeking a contemporary and comfortable home. With its prime location and recent upgrades, this property encapsulates the essence of hassle-free living in Newport.



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KEY FEATURES

- No onward chain
- Detached
- Three bedrooms
- Modern kitchen & bathroom
- Large driveway
- Close to M4



STEP INSIDE



Step inside Bryn Bevan, where every detail exudes modern comfort and thoughtful design. As you enter, you're greeted by a convenient downstairs WC, a small but practical addition that offers a touch of everyday luxury.

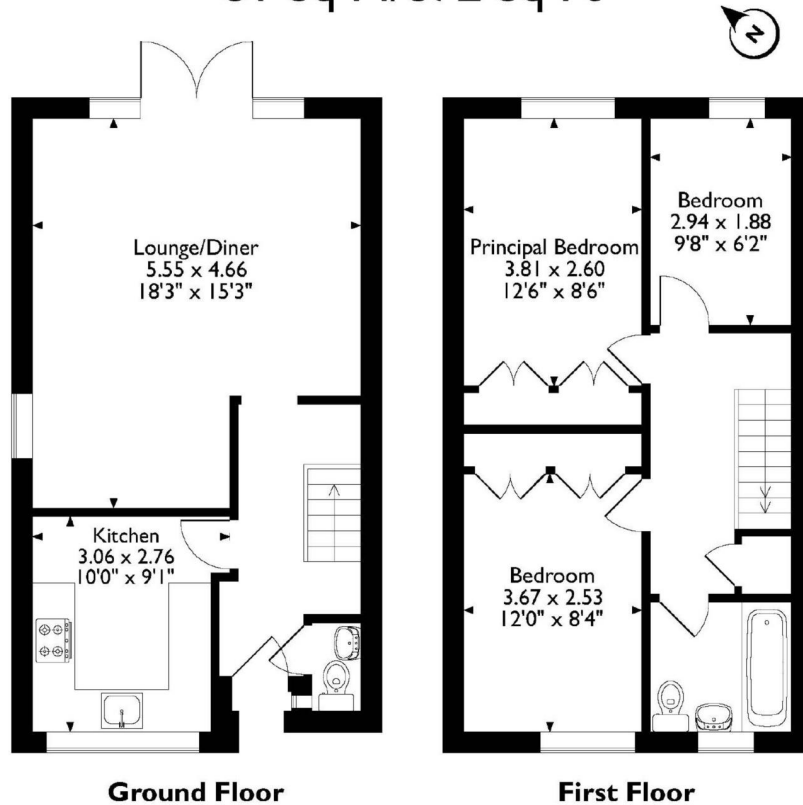
The heart of this home is the newly fitted kitchen, a culinary haven with contemporary fixtures and appliances.

It's the perfect space for creating gourmet meals or enjoying casual breakfasts.

The generous lounge diner is bathed in natural light, thanks to French doors that open up to the garden.

This expansive space is perfect for entertaining or relaxing with family and friends.

Approximate Gross Internal Area 81 Sq M/872 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

As you ascend to the first floor, you'll find a modern bathroom, tastefully designed for relaxation.

Three bedrooms await, each offering a tranquil retreat from the day's activities.

Bryn Bevan has been thoughtfully updated with new carpets throughout, ensuring a fresh and cosy atmosphere.

The modern boiler and total re-wire provide peace of mind and efficiency for years to come. This home is a true gem, blending contemporary living with a touch of luxury and practicality.

STEP OUTSIDE



Stepping outside Bryn Bevan reveals a host of delightful features that enhance your daily living experience. The large driveway beckons with ample space for multiple cars, ensuring you and your guests never have to worry about parking.

The front courtyard boasts a low-maintenance design, offering a welcoming entrance. Dual side access to the rear garden provides added convenience, making it easy to transport belongings and enjoy the entirety of the property.

The east-facing split-level rear garden is a tranquil oasis, designed for minimal upkeep and maximum enjoyment. A patio area invites al fresco dining and relaxation, while the adjacent lawn provides a green space for outdoor activities. Whether you're sipping morning coffee or hosting a summer barbecue, this well-landscaped garden offers the perfect backdrop for your outdoor aspirations. Bryn Bevan's exterior spaces are thoughtfully designed to complement your lifestyle and offer versatility in outdoor living.

INFORMATION

Postcode: NP20 5QN

Tenure: Freehold

Tax Band: D

Heating: Gas

Drainage: Mains

EPC: D





DIRECTIONS

West bound on the M4, take Junction 26 and merge onto the A4051, and take the second left onto Brynglas. Follow the road up and take the left onto Bryn Bevan, then follow the road down and the property is on the left hand side.



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| A (92-100) | | 84 |
| B (81-91) | | |
| C (69-80) | | |
| D (55-68) | 63 | |
| E (39-54) | | |
| F (21-38) | | |
| G (1-20) | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

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