



Sheppard
& Bear

Viscount Evan Drive | | Newport | NP10 8HJ

Asking price £325,000



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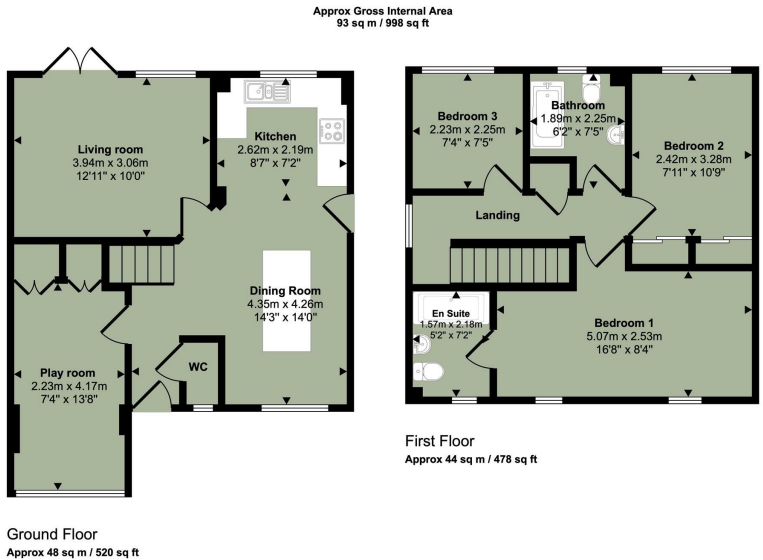
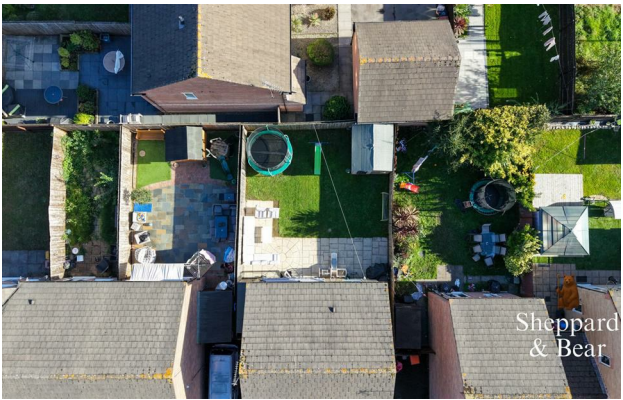
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Newport | NP10 8HJ
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Nestled in the desirable area of Viscount Evan Drive, Newport, this charming detached family residence offers a perfect blend of modern living and comfort. Spanning an impressive 998 square feet, the property boasts two inviting reception rooms, providing ample space for relaxation and entertainment.

Upon entering, you are greeted by a contemporary kitchen featuring a stylish dining island, ideal for family gatherings and culinary delights. The living room and playroom create versatile spaces that can be tailored to your family's needs. A convenient ground floor WC adds to the practicality of this delightful home.

The first floor reveals three well-proportioned bedrooms, with the master bedroom resembling a luxurious

- Detached family home
 - Living room and play room
 - Master suite with en-suite
 - Parking for three cars
 - Easy access to M4
- Modern kitchen with island
 - Ground floor WC
 - Block paved driveway
 - Rear garden with patio
 - Ideal for Cardiff commuters



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

Council Tax Band E
EPC Rating

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