



**50 Audley Road, Newport, TF10 7DL**  
**Offers In The Region Of £185,000**

Are you ready to dip your toe into the world of property investment or take your first step on the property ladder? This delightful three-bedroom mid-terraced house in need of some TLC is the perfect opportunity for you!

Situated within walking distance of Newport Centre, this property boasts replacement double glazing, gas central heating, and a large rear garden - perfect for those green-fingered individuals or those looking to enjoy a summer BBQ. Although it may need some improvement, this property has great potential for anyone willing to put their own stamp on it.

## Hall

With double glazed door, and stairs to the first floor.

## Lounge



A spacious living room at the front of the house, overlooking the garden, double glazed window and radiator.

## Kitchen Diner



A full width Kitchen/Diner, with two double glazed windows, a number of floor and wall mounted cabinets and door to :-

## Rear Hall

With access to utility and side door to garden.

## Utility

Plumbing for washing machine and space for tumbler drier, side window.

## FIRST FLOOR

The stairs rise from the hall to the first floor landing.

## Bedroom 1



At the front of the house, with built in cupboards, double glazing and radiator.

## Bedroom 2



Another double bedroom at the rear of the house, overlooking the rear garden, with double glazed window and radiator.

## Bedroom 3

A single bedroom at the front of the house.

## Bathroom

Built in shower enclosure, with sliding doors, low flush WC and wash basin

## Outside



At the front of the house, there is a level garden area behind a mature hedge (most properties locally have been granted consent to gain off road parking, consent needs to be applied for to the local council).

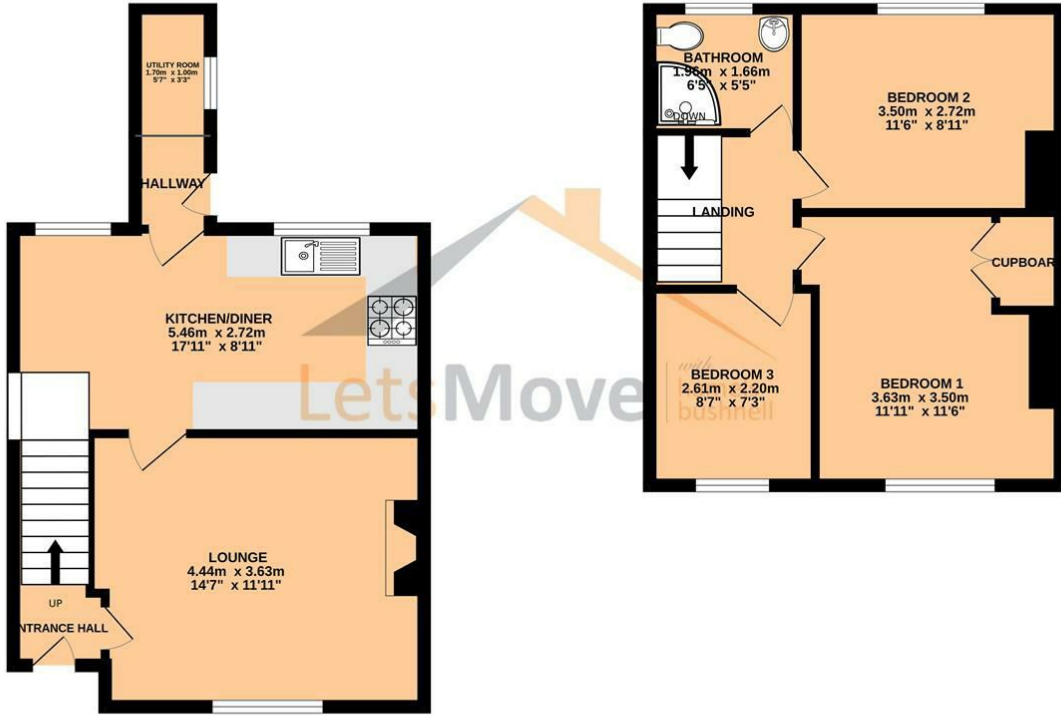
There is a shared pedestrian access to the rear garden, which is incredibly long and provides ample scope for landscaping, far larger than in most modern detached homes!



# Floor Plan

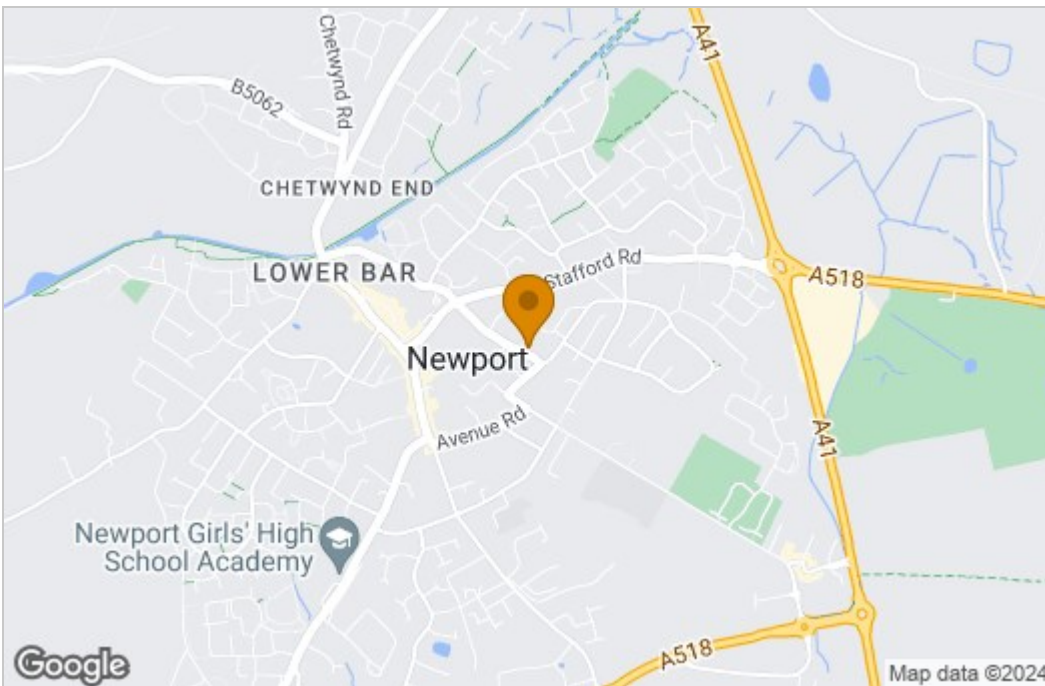
GROUND FLOOR  
36.4 sq.m. (392 sq.ft.) approx.

1ST FLOOR  
33.8 sq.m. (364 sq.ft.) approx.

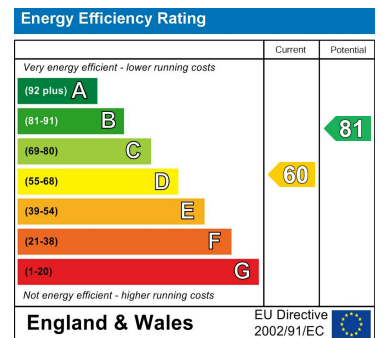


TOTAL FLOOR AREA : 70.2 sq.m. (756 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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# Area Map



# Energy Efficiency Graph



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