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## Maindee Parade, Guide Price £160,000 to £170,000

- No Chain
- Two Bedrooms
- Clean, Contemporary Decor Throughout
- Can Be Sold Furnished
- Enclosed Patio Garden
- On-Street Permit Parking
- Close To Shops, Schools, and Transport Links
- EPC Rating: D



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## About the property

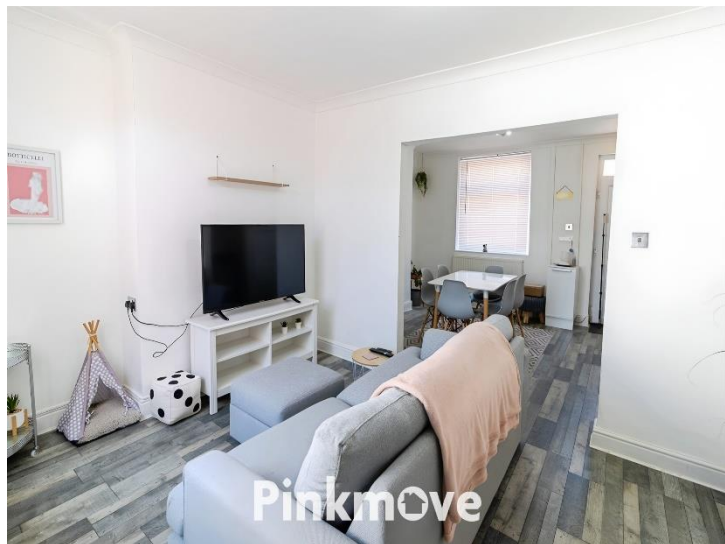
Situated on the ever-popular Maindee Parade in Newport, this impeccably presented two-bedroom terraced home offers stylish, low-maintenance living in a vibrant urban setting. Thoughtfully designed to maximise space and light, it's an ideal choice for first-time buyers or savvy investors.

Step into a bright, open-plan dining and living area, where neutral tones and flowing layout create a warm, welcoming atmosphere—perfect for entertaining or unwinding. The sleek, modern kitchen provides a well-appointed space for everyday cooking, with direct access to a private, enclosed patio garden—your own tranquil retreat for alfresco dining or morning coffee.

Upstairs, two comfortable bedrooms include a generous master with built-in storage, complemented by a contemporary family bathroom. On-street permit parking adds convenience right outside your door.

Maindee is known for its strong community spirit, independent shops, and cultural flair, including the celebrated annual Maindee Festival. With excellent transport links and proximity to Newport city centre, this location offers the perfect balance of connectivity and character.





## Accommodation

### Dining Room

14' 6" x 10' 2" ( 4.42m x 3.10m )

### Living Room

14' 6" x 9' 10" ( 4.42m x 3.00m )

### Kitchen

13' 6" x 7' 8" ( 4.11m x 2.34m )

### Bathroom

7' x 5' 8" ( 2.13m x 1.73m )

### Bedroom 1

12' x 10' ( 3.66m x 3.05m )

### Bedroom 2

9' 10" x 8' 5" ( 3.00m x 2.57m )



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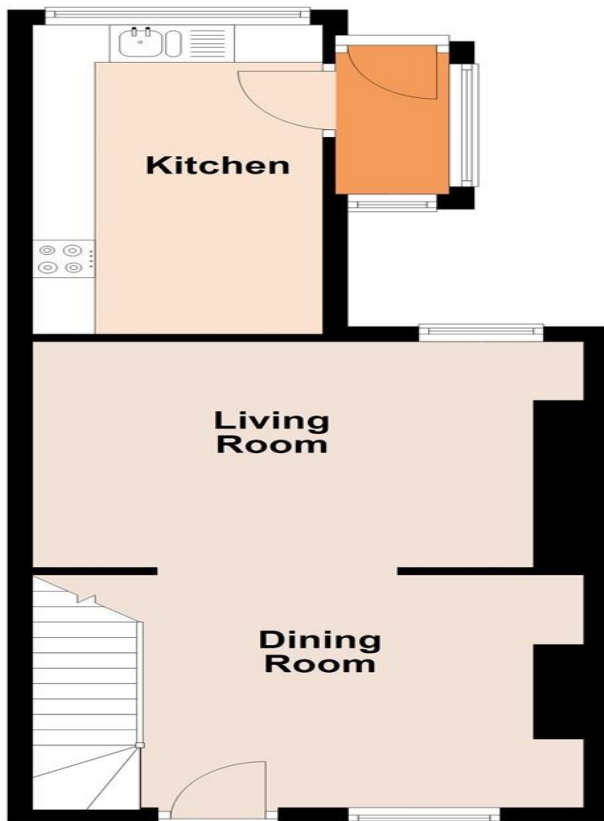
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## Floorplan

### Ground Floor

Approx. 39.1 sq. metres (420.7 sq. feet)



### First Floor

Approx. 28.1 sq. metres (302.0 sq. feet)



Total area: approx. 67.1 sq. metres (722.8 sq. feet)  
**3 Maindee Parade**

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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