

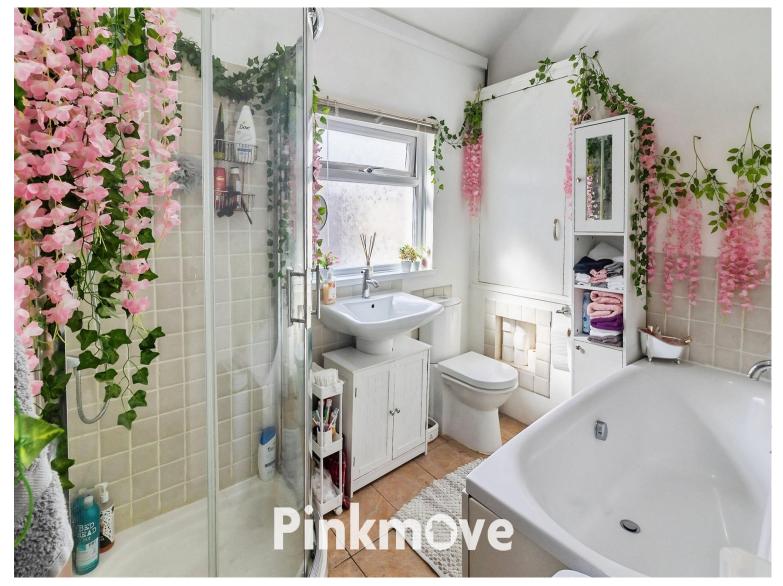
# Walsall Street Guide Price £190,000 to £200,000

- Three-Bedroom Mid-Terrace Edwardian House
- Kitchen/Breakfast Room
- Enclosed Rear Garden
- Versatile Loft Space
- Utility Room
- Close to Schools, Shops, and Local Amenities
- Excellent Transport Links









# About the property

Built in 1905, this spacious Edwardian terraced house is located on the quiet and sought-after Walsall Street in Newport. With its high ceilings, generous proportions, and timeless character, the property offers a perfect blend of period charm and modern practicality.

The ground floor features two well-proportioned reception rooms, ideal for both relaxing and entertaining, alongside a large kitchen/breakfast room with ample storage and worktop space. Upstairs, the home boasts three double bedrooms, each offering a comfortable and light-filled retreat. A family bathroom conveniently serves all bedrooms.

A spacious loft area provides excellent additional storage and offers potential for alternative uses, subject to the necessary consents—ideal for buyers seeking flexibility and future possibilities.

Walsall Street is a peaceful residential location just over a mile from Newport city centre and Newport Train Station, offering direct links to Cardiff, Bristol, and London. The M4 is easily accessible for commuters. Families will benefit from nearby schools including Eveswell Primary, St Andrew's Primary, and St Joseph's R.C. Primary—all within half a mile. Local amenities such as shops, pharmacies, and cafés are just a short walk away.

This charming home presents a fantastic opportunity for buyers looking for space, character, and convenience in a friendly neighbourhood. Early viewing is highly recommended to appreciate all that this property has to offer.













# **Accommodation**

### Living Room

13' 3" x 12' 7" ( 4.04m x 3.84m ) Max Measurements

#### **Dining Room**

13' x 10' 2" ( 3.96m x 3.10m )

#### Kitchen

19' 2" x 8' 8" ( 5.84m x 2.64m ) Max Measurements

## Utility

4' 1" x 2' 9" ( 1.24m x 0.84m )

## Bedroom 1

11' 2" x 16' 2" (  $3.40m\ x\ 4.93m$  )

## Bedroom 2

 $13^{\circ} \times 10^{\circ} \, 2^{\circ}$  (  $3.96 m \times 3.10 m$  )

#### Bedroom 3

9' 9" x 9' 2" ( 2.97m x 2.79m )

#### Bathroom

9' 3" x 6' 3" ( 2.82m x 1.91m )

#### **Loft Space**

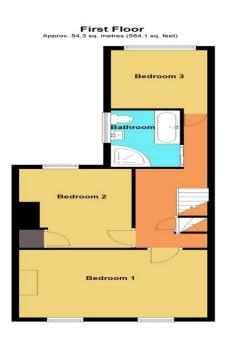
12' 1" x 14' 6" ( 3.68m x 4.42m )

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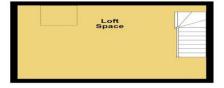


# **Floorplan**









Total area: approx. 128.1 sq. metres (1378.5 sq. feet)
45 Walsall Street

## **Important Information**

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