



77 Liswerry Road, Newport, NP19 4LJ
£244,950

NO UPPER CHAIN! Situated in close proximity to Newport City Centre. Sage and Co offer for sale this **THREE BEDROOM** semi detached family home. This property benefits from **DRIVEWAY PARKING** to the front with a spacious enclosed rear garden. The property boasts a spacious ground floor with living room, dining area and kitchen/family room, further benefits are ground floor shower room and a first floor bathroom. Local amenities, schools and transport links to the M4 are close by which makes this property ideal for those who need to commute to Cardiff or Bristol. Council tax band C, EPC rating D.



Lakeside House, Llantarnam Parkway, Cwmbran, NP44 3GA
Telephone: 01633 838 888 **Email:** cwmbran@sageandco.co.uk

Entrance

Part glazed front entrance door to;

Entrance Porch

Double glazed window to front, double glazed obscure window to side, door to;

Entrance Hall

Radiator, stairs to first floor, coving, door to;

Dining Room

11'3" x 17'8" (3.43m x 5.39m)

Double glazed window to side, doors to kitchen, archway to:

Lounge

12'0" 11'8" (3.66m 3.58m)

Double glazed bay window to front, feature fireplace and surround, coving, two built-in storage cupboards.

Kitchen/Family Room

17'6" x 9'11" (5.35m x 3.03m)

Fitted with a range of base and eye level wall units, roll edge work surfaces, electric hob, oven under, filter hood over, stainless steel sink unit, double glazed window to side, plumbing for automatic washing machine, ceramic tile splashbacks, spot lights to ceiling, radiator, door to;

Shower Room

Mains shower cubicle, vanity wash hand basin, low level WC, obscure double glazed window to side, double glazed window to rear, built-in cupboard.

First Floor

Double glazed window to side, access to loft space, coving, doors to;

Bedroom One

14'5" x 9'3" (4.40m x 2.83m)

Double glazed bay window to front, built-in wardrobes, coving, radiator.

Bedroom Two

11'4" x 10'2" (3.47m x 3.11m)

Double glazed window to rear, radiator, wardrobes, coving.

Bedroom Three

6'4" x 9'1" (1.95m x 2.77m)

Double glazed window to front, radiator, coving.

Bathroom

Panelled bath, electric shower over, vanity washhand basin, obscure double glazed window to rear, chrome towel radiator, coving.

Outside

Driveway parking to front with shrub border to one side, gate access to rear.

Enclosed level rear garden, seating area directly outside of dining area with a path running through the length of the garden and lawn gardensbeach side.

Tenure

We have been advised that the property is Freehold, to be verified.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

