



## 75 Albert Avenue, Newport, NP19 8FF

**£159,995**

**NO CHAIN!!** Sage & Co. offer for sale this IDEAL FIRST TIME BUY or INVESTMENT! This THREE BEDROOM, MID-TERRACED property is situated in the Maindee area of Newport and has been recently refurbished, benefiting from an open plan lounge/diner, kitchen, family bathroom and three bedrooms. The property is situated in close proximity to local amenities, schools, public transport links and Newport Town Centre, with the M4 only a short drive away.

Viewing is highly recommended!!

EPC Rating: D

Council Tax Band: C



Lakeside House, Llantarnam Parkway, Cwmbran, NP44 3GA  
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## Entrance

Part glazed front entrance door to:

## Entrance Hall

Radiator, cushion flooring, stairs to first floor, under stair storage space, doors to:

## Open plan Lounge/Diner

dining area 10'0" x 11'11" / living area 10'5" x 11' (dining area 3.06m x 3.65m / living area 3.20m x 3.)

Dining Area: Double glazed window to rear, radiator

Living Area: Double glazed window to front, radiator

## Kitchen

10'8" x 8'9" (3.26m x 2.67m)

Brand new kitchen comprised: inset stainless sink and drainer unit with cupboards under, roll edge work preparation surfaces, base and eye level wall units, wall mounted combi boiler, inset electric hob with oven under, space for automatic washing machine, space for fridge/freezer, radiator, double glazed window to side, part glazed door to outside, ceramic tile splash backs, built in larder

## First Floor

Mains smoke detector, built in storage cupboard, doors to:

## Bedroom One

12'2" x 10'4" (3.71m x 3.17m)

Double glazed window to rear, radiator, access to loft space

## Bedroom Two

10'7" x 9'4" (3.23m x 2.87m)

Double glazed window to front, radiator

## Bedroom Three

6'4" x 7'4" (1.95m x 2.26m)

Double glazed window to front

## Outside

Rear- Paved courtyard with built in storage room and gate providing access from rear path/lane

## Tenure

The vendor has advised that the property is Freehold, to be verified

