



Sage
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Property Agents

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Professional Independent Local Estate Agency



4 Vivian Road, Newport, NP19 0EQ
£179,950

NOT TO BE MISSED! Sage and Co offer for sale this **THREE BEDROOM** family home. The property benefits from **TWO RECEPTION ROOMS**, a ground floor shower room, three double bedrooms, spacious rear garden with direct access to an allotment. Situated within close proximity to schools, amenities, road and public transport links.

Newport City Centre and railway station is a short drive away. This property needs to be viewed to truly appreciate. Council tax band C, EPC rating D.



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

Part glazed front entrance door to;

Entrance Hall

Stairs to first floor, under stair storage space, radiator, doors to;

Living Room

10'7" x 12'8" (3.23m x 3.88m)

Double glazed window to front, radiator, ceiling cornice.

Dining Room

12'3" x 10'3" (3.74m x 3.14m)

Double glazed window to rear, radiator, coving.

Kitchen

10'5" x 9'0" (3.18m x 2.76m)

Fitted with a range of base and eye level wall units, work preparation surfaces, ceramic tile splashbacks, inset stainless steel sink unit, electric hob, oven under, extractor hood over, space for fridge/freezer, radiator, double glazed window to side, part glazed door to rear, opening to;

Utility

Space for tumble dryer, obscure double glazed window to rear, door to;

Shower Room

4'8" x 6'6" (1.44m x 1.99m)

Three piece suite comprising; Walk-in shower with mains shower, low level WC, vanity wash hand basin, extractor fan, obscure double glazed window to rear, chrome towel radiator.

First Floor

Doors to;

Bedroom One

10'8" x 13'2" (3.27m x 4.02m)

Three double glazed windows to front, radiator, fitted wardrobe to one wall.

Bedroom Two

12'3" x 8'3" (3.74m x 2.53m)

Double glazed window to rear, fitted wardrobe to one wall, coving.

Bedroom Three

9'10" x 8'11" (3.02m x 2.73m)

Double glazed window to side, radiator, coving.

Outside

Front - Paved forecourt.

Rear - Enclosed rear garden, mainly laid to decking with shrub borders to one side, outside water tap, gate access to allotment.

Solar panels to roof, which we have been advised by the vendor are owned outright.

Tenure

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		62	
(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	

