



**1 St. Julians Avenue, Newport, NP19 7JT**

**£300,000**

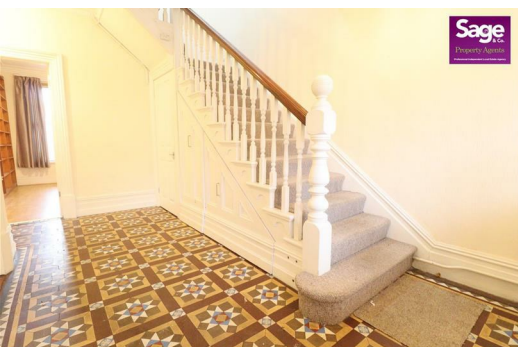
**NO ONWARD CHAIN!!**

Sage & Co. are delighted to offer for sale this SPACIOUS, FOUR BEDROOM SEMI-DETACHED family home. This property offers generous living space and is perfect for family living. Upon entering, you are greeted by a spacious entrance hall leading to a light and airy ground floor. The property boasts two inviting reception rooms, providing plenty of space for relaxation, and a large dining room that flows seamlessly into the kitchen, creating the ideal setting for family meals and entertaining guests.

On the first floor, the master bedroom benefits from an ensuite bathroom, providing a private retreat, while three additional bedrooms offer ample space for a growing family. There is also a large family bathroom to the first floor. Additional highlights of this property include a ground floor cloakroom/WC, driveway parking and an enclosed rear garden. The home is situated in a highly sought-after location, with easy access to local amenities, highly regarded schools, and convenient links to the M4 for easy commuting.

This family home offers both space and practicality in a great location, making it a must-see!!

Council Tax Band: F, EPC Rating: D



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

**[www.sageandco.co.uk](http://www.sageandco.co.uk)**



## Entrance

## Entrance Porch

Two obscure double glazed windows to front, door to;

## Entrance Hall

Double radiator, stairs to first floor, under stair storage cupboard, doors to;

## Living Room

14'6" x 13'1" (4.42 x 4.00)

Double radiator, double glazed box window to front, feature fireplace and surround, ceiling cornice

## Sitting Room

12'7" x 11'1" (3.84 x 3.38)

Two double glazed window to rear, double radiator, ceiling cornice.

## Dining Room

13'2" x 11'8" (4.03 x 3.56)

Two double glazed windows to side, radiator, doors to;

## W.C.

Low level WC, pedestal wash hand basin, ceramic tile splashbacks, obscure double glazed window to side.

## Kitchen/Breakfast Room

15'4" x 11'0" (4.68 x 3.37)

Fitted with a range of base and eye level wall units, roll edge work surfaces, inset stainless steel sink unit, space for gas cooker, plumbing for automatic washing machine, integral dishwasher, ceramic tile splashbacks, space for fridge/freezer, double glazed window to side and rear aspects, part glazed door to rear, double radiator, access to loft space.

## First Floor

Access to loft space, part boarded with a pull down ladder, doors to;

## Bedroom One

14'6" x 13'1" (4.42 x 4.00)

Double glazed bay fronted window, two double radiators, ceiling cornice, door to;

## En-Suite

Walk-in electric shower cubicle, low level WC, pedestal wash hand basin, chrome towel radiator, ceramic tile splash backs.

## Bedroom Two

9'3" x 11'0" (2.82 x 3.36)

Double glazed window to rear, built-in cupboard housing boiler.

## Bedroom Three

12'7" x 11'1" (3.84 x 3.38)

Double glazed window to rear, double radiator.

## Bedroom Four

7'1" x 9'0" (2.17 x 2.75)

Double glazed window to front, radiator.

## Bathroom

Panelled bath with shower over, pedestal wash hand basin, low level WC, ceramic tile splashbacks, obscure double glazed window to side.

## Outside

Driveway parking to the front, side access to rear.

Enclosed rear garden, mainly laid to lawn, rear gate access, tap connected.

## Tenure

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

