



**12 Lawrence Hill Avenue, Newport, NP19 9BQ**  
**£215,000**

GUIDE PRICE - £215,000 - £225,000

This delightful TWO BEDROOM, SEMI-DETACHED bungalow is beautifully presented and offers a perfect blend of comfort and convenience. The property features a well-equipped, fitted kitchen and a spacious living area, ideal for relaxation and entertaining. There are two generous double bedrooms, both offering plenty of space, along with a contemporary bathroom. A separate utility room adds extra functionality and storage. In addition to the main living accommodation, the property boasts a fully renovated self-contained basement, complete with its own fitted kitchen and shower room. This versatile space could serve as an additional living area, home office, or guest suite, offering plenty of potential. The low-maintenance, enclosed rear garden provides far-reaching views over Newport, creating a tranquil outdoor space. The property also benefits from driveway parking for two cars, ensuring ample space for your vehicles. Conveniently located near local amenities, schools, and transport links, this property is ideal for those seeking easy access to everything the area has to offer. Viewing is highly recommended to truly appreciate all this wonderful home has to offer.

Council tax band D, EPC rating D



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

Part glazed front entrance door to;

Utility Room

23'4" x 7'11" (7.13 x 2.43)

Double glazed window to rear, far fetching views over Newport and towards the Bristol Channel, fitted work preparation surfaces, plumbing for automatic washing machine, space for Tumble dryer, and fridge/freezer, fitted storage cupboard, doors to;

Kitchen

8'4" x 8'10" (2.56 x 2.71)

Fitted with a range of base and eye level wall units, roll edge work surfaces, inset stainless steel sink unit, ceramic tile splashbacks, space for dishwasher, fridge freezer and space for gas cooker with filter hood over, double glazed window to rear, radiator, door to;

Living Room

16'7" x 13'8" (5.08 x 4.19)

Feature double glazed window to rear with city views, feature multi-purpose log burner and surround, coving, two radiators, doors to;

Bedroom One

13'10" x 10'4" (4.24 x 3.16)

Double glazed window to front, built-in cupboard with shelving, radiator.

Bedroom Two

8'11" x 10'5" (2.73 x 3.18)

Double glazed window to front, radiator.

Bathroom

Three piece suite comprising; Panelled bath with mains shower over, low level WC, vanity wash hand basin, chrome towel radiator, access to loft space, ceramic tile walls, two obscure double glazed window to side.

Basement / Annex

17'11" x 17'1" (5.47 x 5.23)

Double glazed window to rear, feature fireplace and surround, wall mounted combi boiler, radiator, fitted kitchen area with a range of base and eye level wall units, roll edge work surfaces, inset stainless steel sink unit, space for cooker, filter hood over, ceramic tile splashbacks, space for fridge/freezer, door to;

Shower Room

Shower cubicle with electric shower, low level WC, vanity wash hand basin, chrome towel radiator, extractor fan.

Outside

Front - Paved front garden, providing driveway parking. Remainder laid to artificial grass

Rear - Enclosed rear garden, patio area with stunning views over Newport with the remainder laid to decking, tap connected, access to;

Storage Room

20'1" x 8'0" (6.13 x 2.46)

Tenure

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

