



## 6 Maryland Road, Newport NP11 6BB

**£139,950**

**\*\*EXCELLENT INVESTMENT PROPERTY/FIRST TIME BUY\*\***

Welcome to this semi-detached house located on Maryland Road in the lovely area of Risca. This semi detached property boasts three reception rooms, kitchen and ground floor bathroom and three bedrooms with an enclosed level rear garden and front forecourt.

Situated in a desirable location, this property provides easy access to local amenities, schools, and transport links, making it an ideal choice for families or professionals. Don't miss the opportunity to make this house your home.

Whether you're looking to settle down or invest in a property with potential, this semi-detached house on Maryland Road is a fantastic refurbishment opportunity not to be missed. Book a viewing today and envision the possibilities that await in this lovely abode.

TENURE: We are advised Freehold  
COUNCIL TAX BAND: C  
EPC: D



### Hallway

UPVC double glazed front door, laminate floor, radiator, stairs to first floor, plaster walls.

### Lounge

9'9" x 12'1" (2.99 x 3.70)

UPVC double glazed window to front, plaster walls, fire surround, radiator, power points, carpeted.

### Dining Room

11'0" x 11'9" (3.37 x 3.60)

UPVC double glazed window to rear, plaster walls, built in alcove cupboards, radiator, power points, carpeted, under stairs storage cupboard.

### Hall

UPVC double glazed door to rear, laminate floor, plaster walls.

### Kitchen

10'0" x 6'10" (3.06 x 2.09 )

UPVC double glazed window to rear, base and wall units, work surfaces over, stainless steel single drainer sink, splash back tiling, boiler, laminate flooring, power points.

### Reception Room

11'4" x 7'9" (3.47 x 2.37)

UPVC double glazed window to rear, plaster walls, carpeted.

### Bathroom

10'0" x 5'0" (3.06 x 1.53)

Panel bath, pedestal wash hand basin, low level wc, tiled floor, tiled around, UPVC double glazed obscured window to rear, splash back tiling, radiator.

### Landing

12'9" x 5'6" (3.89 x 1.68)

UPVC double glazed window to rear, plaster walls, carpeted.

### Bedroom One

12'1" x 9'8" (3.69 x 2.95)

UPVC double glazed window to front, plaster walls, carpeted, radiator, power points.

### Bedroom Two

9'8" x 9'5" (2.97 x 2.89)

UPVC double glazed window to rear, plaster walls, carpeted, radiator, power points.

### Bedroom Three

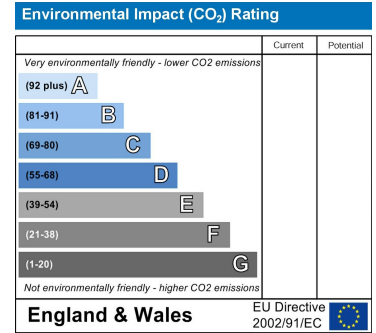
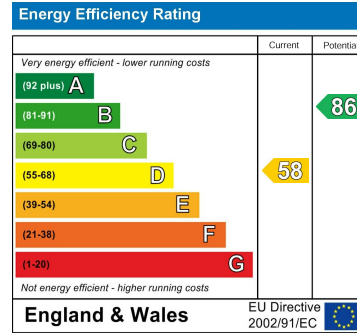
8'5" x 5'6" (2.57 x 1.70)

UPVC double glazed window to front, papered walls, carpeted, radiator, power points, roof access hatch.

### External

To front: Front forecourt, side access to rear garden.

To rear: Patio with lawn area, shed.



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