



35 Fairview Avenue, Newport NP11 6HU

£145,000

****EXCELLENT FIRST TIME BUY****

Nestled on the charming Fairview Avenue in Risca, Newport, this well maintained, end-terrace house presents an excellent opportunity for both first-time buyers and investors. The property boasts a well-proportioned lounge/dining room, perfect for entertaining guests or enjoying quiet evenings at home.

With two double bedrooms, this home offers ample space for a small family or individuals looking for a comfortable living environment. The property benefits from a ground floor shower room and to the first floor is a second bathroom, ensuring ease for all residents. The property further offers, front and rear gardens with lovely gardens, UPVC double glazing and gas central heating.

The surrounding area is known for its friendly community and convenient amenities, including local shops, schools, and parks, all within easy reach.

Whether you are looking to invest or purchase your first home, this property on Fairview Avenue is well worth a visit.

TENURE: We are advised Freehold
Council Tax Band: B
EPC: TBC



Entrance

UPVC double glazed door to front, wallpapered walls and ceiling, carpet to floor and stairs, radiator.

Lounge/Dining Room

15'1" x 15'7" (4.6 x 4.77)

UPVC double glazed windows to rear and front, textured walls and ceiling, carpet to floor, electric fire place, radiator, power points.

Kitchen

10'2" x 17'5" (3.1 x 5.32)

UPVC double glazed windows to rear and side, double glazed door to side, matching base and wall units, roll edge worktop, stainless sink with drainer and mixer tap, tile splash back, textured walls and ceiling, radiator, power points.

Rear Hallway

4'11" x .29'6" (1.5 x .9)

UPVC double glazed doors to front and rear, plastered walls, textured ceiling, tiled floor, radiator.

Shower Room

4'11" x .29'6" (1.5 x .9)

UPVC double glazed obscured window to side, shower, small hand wash basin, low level w/c, tiled walls and floor, textured ceiling, radiator.

Landing

UPVC double glazed window to front, wallpapered walls an ceiling, carpet to floor, power points.

Bedroom 1

18'4" x 9'0" (5.61 x 2.75)

UPVC double glazed windows to front and rear, wallpaper walls, tile effect ceiling, carpet to floor, radiator, power points.

Bedroom 2

12'7" x 9'9" (3.85 x 2.98)

UPVC double glazed window to rear, wallpapered walls and ceiling, carpet to floor, built in storage one housing boiler, radiator, power points.

Shower Room

5'9" 7'1" (1.76 2.18)

UPVC double glazed obscured window to side, large walk in shower, vanity hand wash basin and w/c unit, tiled walls and floor, heated towel rail.

External

To Front: Tiered garden with flower beds, and paved patio area.
To Rear: Paved patio area, grass lawn area, large shrubbery hedges and some flower beds, glass green house.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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 CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC	



Authorised and Regulated by the Financial Conduct Authority in Respect of Insurance Mediation Only. William Parkman & Daughters Ltd Registered in England & Wales No. 5401197. Registered Office: as above.