



40 Channel View, Newport NP11 6JW

£170,000

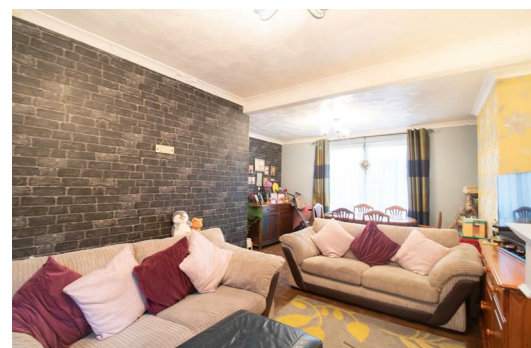
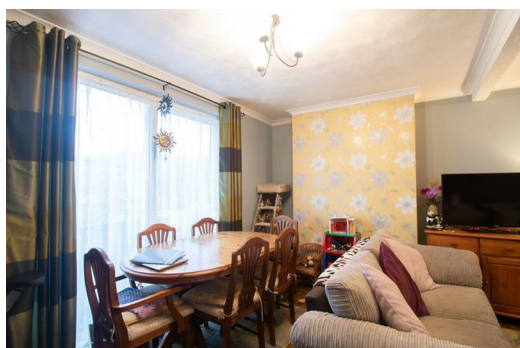
****EXCELLENT FIRST TIME BUY** WELL PRESENTED THREE BEDROOM PROPERTY****

Nestled in the charming area of Channel View, Risca, Newport, this delightful end-terrace house presents an excellent opportunity for families and first-time buyers alike. The property boasts three well-proportioned bedrooms, providing ample space for relaxation and personalisation. The lounge/dining room offers a warm and inviting atmosphere, perfect for entertaining guests or enjoying quiet evenings at home. The house features a fitted kitchen and utility with a conveniently located first floor bathroom, ensuring that daily routines are both comfortable and efficient.

Externally the property benefits from good size front and rear gardens, with the potential for off road parking at the rear. The surrounding area of Risca is known for its friendly neighbourhood and local amenities, making it an ideal place to settle down. With good transport links to Newport and beyond, you will have easy access to a variety of shops, schools, and recreational facilities.

This property is a wonderful blend of practicality and comfort, making it a perfect choice for those seeking a welcoming home in a vibrant location. Do not miss the chance to make this charming house your own.

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



Entrance Hall

UPVC double glaze door and window to front, textured walls and ceiling, vinyl floor, radiator, wooden stairs to first floor.

Lounge/ Diner

19'7" x 13'10" (5.97 x 4.24)

UPVC double glazed window to front and sliding patio doors to rear, plastered and wallpapered walls, textured ceiling, wooden tile floor, radiators, power points.

Kitchen

8'5" x 12'8" (2.57 x 3.87)

UPVC double glazed window to rear and door to side, matching base and wall units, roll edge work top, stainless steel sink with drainer and mixer tap, tile splash back, textured walls and ceiling, vinyl floor, radiator, power points.

Utility Room

6'6" x 5'10" (2. x 1.78)

UPVC double glazed window to front, base units with rollover edge work top, textured walls and ceiling, vinyl floor, radiator, power points.

Landing

Textured walls and ceiling, laminate floor, storage cupboard with boiler.

Bedroom 1

10'1" x 13'1" (3.09 x 4)

UPVC double glazed windows to front, plastered walls and ceiling, laminate flooring, radiator, power points.

Bedroom 2

13'10" x 8'11" (4.22 x 2.74)

UPVC double glazed window to rear, walls textured and papered, textured ceiling, wooden floor boards, radiator, power points.

Bedroom 3

5'10" x 10'9" (1.8 x 3.28)

UPVC double glazed window to front, plastered walls, textured ceiling, laminate flooring, radiator, power points.

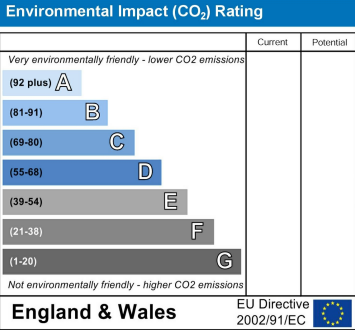
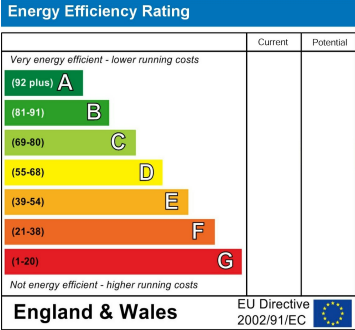
Bathroom

5'6" x 8'6" (1.68 x 2.61)

UPVC double glazed obscured window to rear, panel bath, pedestal hand wash basin, close couple w/c, tiled walls, textured ceiling, laminate floor, radiator, power points.

External

To Front: Steps leading to front of property, sloped grass lawn area.
To Rear: Patio area, large lawn, through the gate is another lawn area for parking.



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