



## 16 Station Avenue, Newport NP11 7JS

**£125,000**

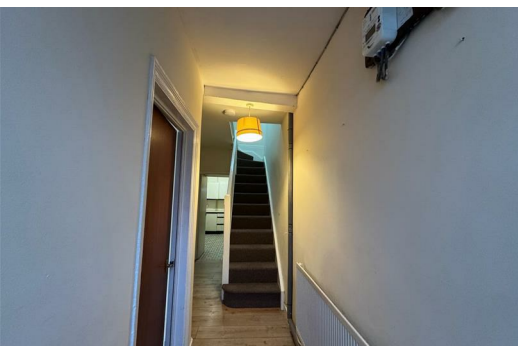
**\*\*IDEAL INVESTMENT OPPORTUNITY/FIRST TIME BUY\*\***

Nestled in the charming area of Ynysddu, Newport, this mid-terrace house on Station Avenue offers good size accommodation throughout. With two reception rooms, kitchen, ground floor bathroom and three good size bedrooms, this property provides ample space.

The location of this property is particularly appealing, as it offers easy access to local amenities and transport links, making it a practical choice for commuters and families alike. The surrounding area is known for its community spirit and picturesque views, providing a lovely backdrop for everyday life.

This mid-terrace house in need of refurbishment, presents an excellent opportunity for those looking to invest or settle in a vibrant and welcoming community. Do not miss the chance to make this lovely property your own.

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





### Entrance Hall

UPVC double glazed door to front, plastered walls and ceiling, laminate floor, radiator.

### Reception Room 1

8'10" x 12'10" (2.7 x 3.93)

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

### Reception Room 2

11'5" x 10'11" (3.5 x 3.34)

UPVC double glazed window to rear, plastered walls and ceiling, laminate floor, radiator, power points.

### Kitchen

9'3" x 13'0" (2.83 x 3.98)

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

### Utility Room

4'11" x 6'6" (1.5 x 2)

UPVC double glazed window to rear, plastered walls and ceiling, vinyl floor, power points.

### Bathroom

4'11" x 6'6" (1.5 x 2)

UPVC double glazed obscured window to side, panel bath, pedestal hand ash basin, low level w/c, tiled floor and walls, plastered ceiling, radiator.

### Landing

Plastered walls and ceiling, carpet, cupboard housing combi boiler.

### Bedroom 1

9'1" x 16'2" (2.79 x 4.95)

UPVC double glazed windows to front, plastered walls, textured ceiling, laminate floor, radiator, power points.

### Bedroom 2

10'7" x 11'9" (3.24 x 3.6)

UPVC double glazed window to rear, plastered walls, textured ceiling, carpet, radiator, power points.

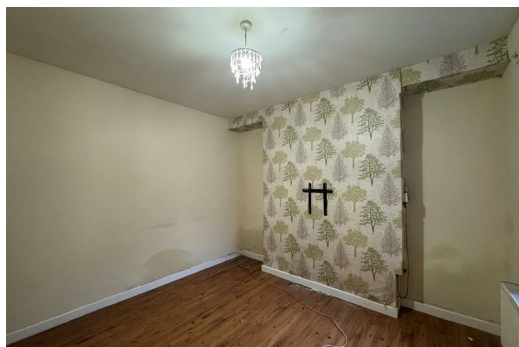
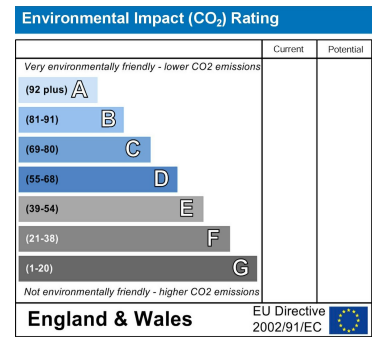
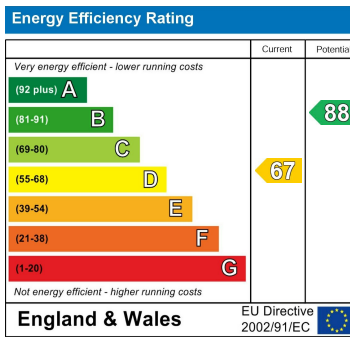
### Bedroom 3

10'2" x 8'10" (3.1 x 2.7)

UPVC double glazed window to rear, plastered walls and ceiling, laminate floor, radiator, power points.

### External

To Rear: Patio area, chippings, concrete block shed to rear.



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