

22 Waterloo Road Newport



SUPERB 5 BEDROOM TERRACED HOME OVER THREE FLOORS OPPOSITE BELLE VUE PARK

- IMPRESSIVE TERRACED FAMILY HOME
- 5 BEDROOMS, 3 RECEPTION ROOMS
- BATHROOM AND SEPARATE SHOWER ROOM
- BEDROOM 1 FEATURING EN-SUITE
- ENCLOSED REAR GARDEN
- DIRECTLY OPPOSITE BELLE VUE PARK
- WALKING DISTANCE TO EXCELLENT AMENITIES
- MAJOR ROAD LINKS CLOSE BY
- UPVC DOUBLE GLAZED
- MODERN GAS COMBINATION BOILER

£320,000

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These particulars do not constitute an offer or contract of sale. Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and prospective purchasers should satisfy by inspection or otherwise as to the correctness of any statements or information contained therein.

Nuttall Parker is a trading name of Nuttall Parker Limited Liability Partnership. Registered Number OC350900. Registered Office: 7 Baneswell Road, Newport NP20 4BP

Waterloo Road, NP20 4FP

Introduction

A fantastic opportunity to purchase this much improved and deceptively spacious family home situated opposite the beautiful and historic Belle Vue Park, minutes from excellent amenities and major road connections. Within walking distance we have shops, bus stops, supermarkets and, slightly further afield, Newport City Centre and the Royal Gwent Hospital. The M4 (J28) and A48 are also close by providing an easy commute to Cardiff, Bristol and beyond.

The property offers superb living accommodation, spanning over 3 floors. Upon entering we are welcomed into the hallway which leads off to the front main lounge featuring a log burner, a rear lounge and a large dining room, then the kitchen to the rear. Up to the first floor, we have four out of the five bedrooms (3 doubles, one single), a shower room and additional bathroom which features a whirlpool bath then, upstairs again, we have the main bedroom with ensuite.

Outside, the frontage is accessed via the pedestrian gate into the pleasant and well-kept front garden then, to the rear, a large enclosed low maintenance garden with rear lane access.

Further information and room dimensions can be found below;

GROUND FLOOR

Front lounge 14'1" max x 15'10" (into bay) (4.31 max x 4.84 (into bay))

Featuring a log burner

Rear lounge 12'11" x 12'8" max (3.94 x 3.88 max)

Dining room 16'8" x 12'6" (into bay) (5.10 x 3.82 (into bay))

Kitchen 10'8" max x 10'7" max (3.26 max x 3.25 max)

FIRST FLOOR

Bedroom 2 12'8" max x 15'8" (into bay) (3.87 max x 4.78 (into bay))

Bedroom 3 12'10" x 12'7" max (3.92 x 3.86 max)

Bedroom 4 10'10" (into wardrobes) x 9'10" (3.31 (into wardrobes) x 3.02)

Bedroom 5 9'1" x 6'0" (2.79 x 1.83)

Shower room 8'0" x 5'9" (2.46 x 1.77)

Featuring a double shower, sink and WC

Bathroom 7'11" x 8'10" (2.42 x 2.70)

Featuring two sinks and a whirlpool bath. Cupboard housing gas combination boiler

SECOND FLOOR

Bedroom 1 17'8" max x 10'1" max (pitched roof, limited head- (5.40 max x 3.08 max (pitched roof, limited head-he)

Featuring two large velux windows

Ensuite 6'6" x 6'10" (limited head-height) (2.00 x 2.09 (limited head-height))

Featuring a shower cubicle, sink and toilet (macerator)

Tenure

Freehold

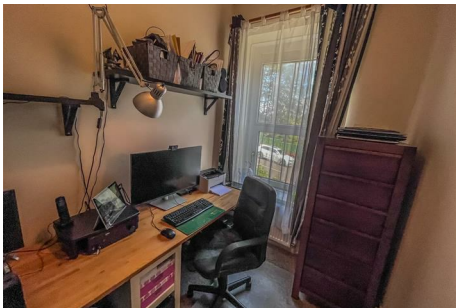
Council tax

Band E

Viewing


By prior appointment with vendors agents Nuttall Parker. Tel: 01633 212666.

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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		
	67	79
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	

GROUND FLOOR



1ST FLOOR



2ND FLOOR

