

**76 Laurel Road
Bassaleg
Newport**



SPACIOUS SEMI DETACHED FAMILY HOME IN BASSALEG

- THREE BEDROOM SEMI DETACHED FAMILY HOME
- SOUGHT AFTER BASSALEG LOCATION
- TWO RECEPTION ROOMS
- GROUND FLOOR WC
- WIDE HALLWAY WITH STORE CUPBOARD
- MODERN FAMILY BATHROOM WITH BATH AND SHOWER CUBICLE
- LONG DRIVEWAY
- ENCLOSED REAR GARDEN WITH ACCESS TO WOODLANDS
- WALKING DISTANCE TO EXCELLENT AMENITIES
- MAJOR ROAD CONNECTIONS CLOSE BY

£235,000



CARDIFF

1, St. Martin's Row,
Albany Road, Cardiff
CF24 3RP

info@james-douglas.co.uk
02920 456 444



NEWPORT

7 Baneswell Road
Newport, NP20 4BP
info@james-douglas.co.uk
01633 212 666



PONTYPRIDD

1 Church Street,
Pontypridd, CF37 2TH
info@james-douglas.co.uk
01443 485000

Laurel Road, Bassaleg, NP10 8NY

Introduction

Offered for sale in the sought-after Bassaleg location on the West side of Newport is this spacious semi detached family home, ideal for families looking for easy access to amenities and major road connections. Within walking distance we have well regarded primary and secondary schools, bus stops and local shops as well as the M4 motorway being a short drive away.

Upon entering the property we are welcomed into the wider than average hallway which leads off to a lounge, dining room, kitchen and WC then, upstairs, three good sized bedrooms and modern family bathroom with bath & shower.

Outside, the frontage offers well cared for gardens as well as a long driveway to the side providing ample parking. The rear garden is enclosed and of good size with a rear gate leading straight out to pleasant woodland.

Further information and room dimensions can be found below;

GROUND FLOOR

Lounge 12'4" max x 12'11" max (3.78 max x 3.94 max)

Dining room 10'11" x 9'8" (3.35 x 2.96)

Kitchen 9'3" x 8'4" (2.82 x 2.56)

WC 2'4" x 3'7" (0.73 x 1.11)

FIRST FLOOR

Bedroom 1 13'10" max x 13'0" max (4.23 max x 3.98 max)

Bedroom 2 13'9" max x 9'7" max (4.21 max x 2.94 max)

Bedroom 3 8'9" x 7'8" (2.69 x 2.34)

Bathroom 8'4" x 5'5" (2.56 x 1.67)

Tenure

Freehold

Council tax

Band E


Viewing

By prior appointment with vendors agents James Douglas. Tel: 01633 212666.


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.



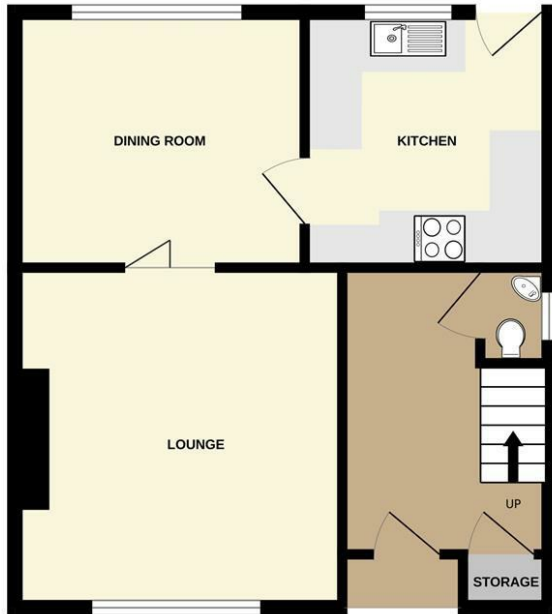
Energy Efficiency Rating

	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		
	72	85
England & Wales	EU Directive 2002/91/EC	

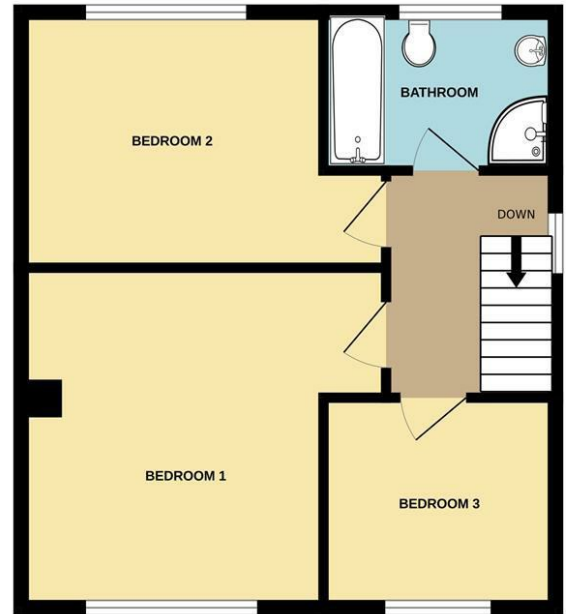
Environmental Impact (CO₂) Rating

	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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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