

**98 East Grove Road  
Newport**



**SPACIOUS SEMI DETACHED FAMILY HOME**

- WELL PRESENTED SPACIOUS SEMI DETACHED HOME
- THREE/FOUR BEDROOMS
- GOOD SIZED LOUNGE
- STYLISH KITCHEN/DINER
- GARAGE AND DRIVEWAY
- TIERED REAR GARDEN
- UPVC DOUBLE GLAZING
- EASY ACCESS TO EXCELLENT AMENITIES
- MAJOR ROAD CONNECTIONS CLOSE BY
- MUST BE VIEWED

**£229,995**



**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  
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01633 212 666



**PONTYPRIDD**

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

# **East Grove Road, Newport, NP19 9QE**

## **Introduction**

A fantastic opportunity to purchase this spacious and well presented semi detached family home situated just off Chepstow Road, just minutes from excellent amenities and major road connections. Within walking distance, there are local shops, bus stops and well regarded schools as well as the M4 motorway being a short drive away.

As you enter the hallway, doors lead off to a good sized lounge and stylish fitted kitchen/diner then, upstairs, three/four bedrooms and family bathroom (bedroom 1 has been opened up to a dressing room however the wall could be re-instated providing an additional bedroom).

Outside, to the front, there is a driveway and single garage then, to the rear, an enclosed tiered garden.

## **Tenure**

Freehold

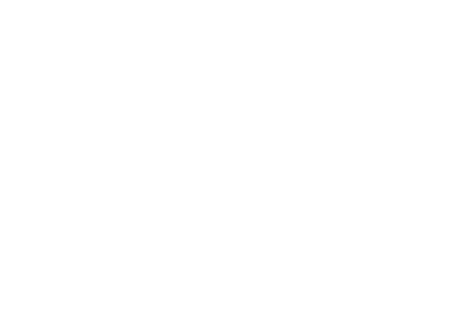
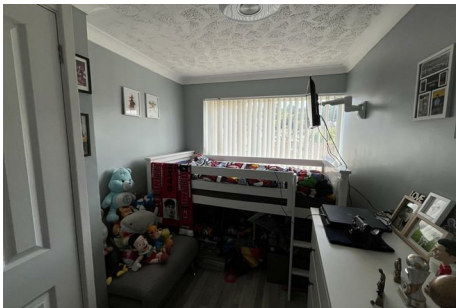
## **Council tax**

Band D


## **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.



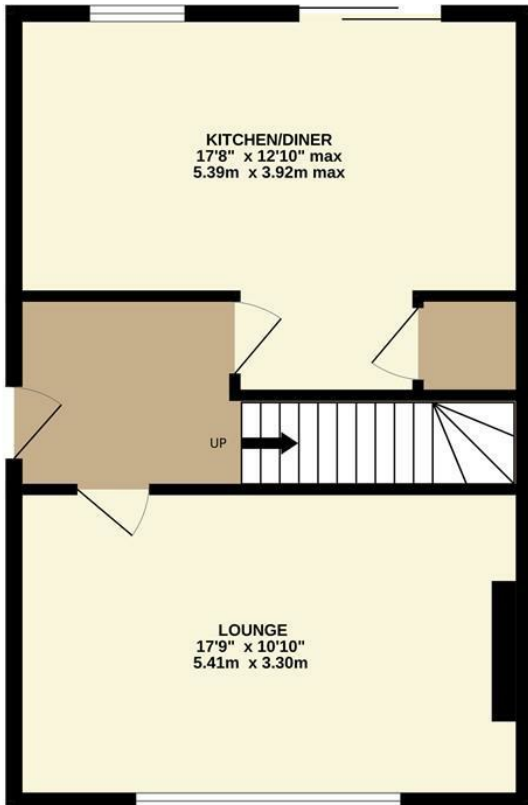
## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>66</b>	<b>77</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

GROUND FLOOR



1ST FLOOR

