

**60 Glanwern Avenue
Newport**



THREE BEDROOM END TERRACED FAMILY HOME

- 3 BEDROOM END TERRACED FAMILY HOME
- LARGE LIVING ROOM
- PLEASANT FRONT & REAR GARDENS
- MAIN ROAD CONNECTIONS CLOSE BY ACCESS TO M4 MOTORWAY
- NO ONWARD CHAIN
- IN NEED OF MODERNISATION/UPDATING
- MODERN COMBINATION BOILER AND UPVC DOUBLE GLAZING
- SINGLE GARAGE TO THE REAR
- CLOSE DISTANCE TO EXCELLENT AMENITIES

Chain Free £170,000



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

Introduction

Introducing this end terraced family property with on onward chain situated conveniently on the east side of Newport. With three bedrooms and one bathroom, this home is the perfect opportunity for someone looking to put their own stamp on a property. Although it requires modernisation and updating, this property has great potential to become a stunning family home.

Situated in Newport, residents can enjoy the beautiful countryside views and easy access to local amenities. Just a short drive away is the historic Newport Castle and the picturesque Beechwood Park, perfect for relaxing walks and picnics. Those with a passion for history will appreciate the nearby Newport Museum and Art Gallery.

This property also boasts a garage to the rear, providing secure parking and additional storage space. Don't miss out on the chance to view this property and see the potential it holds. No onward chain. Contact us today to book a viewing and envision your dream home in Newport.

Council Tax

Band D

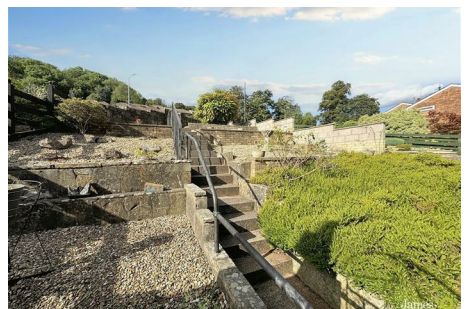
Tenure

Freehold


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.



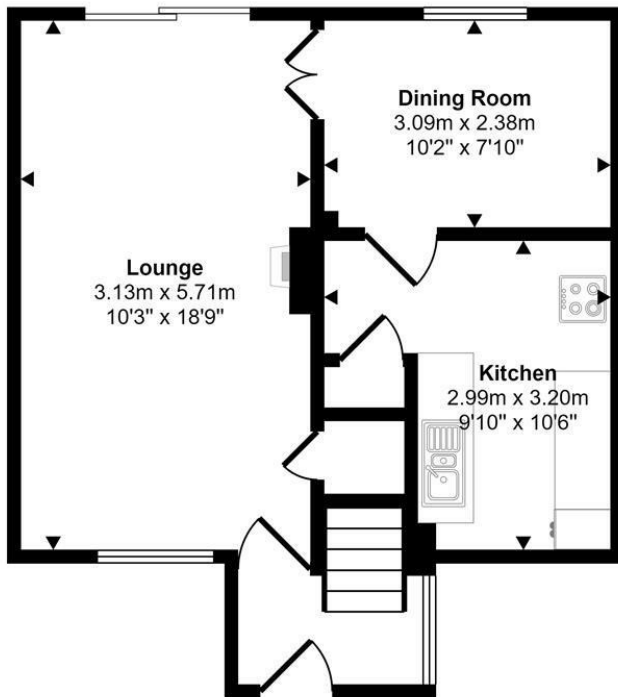
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	68	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

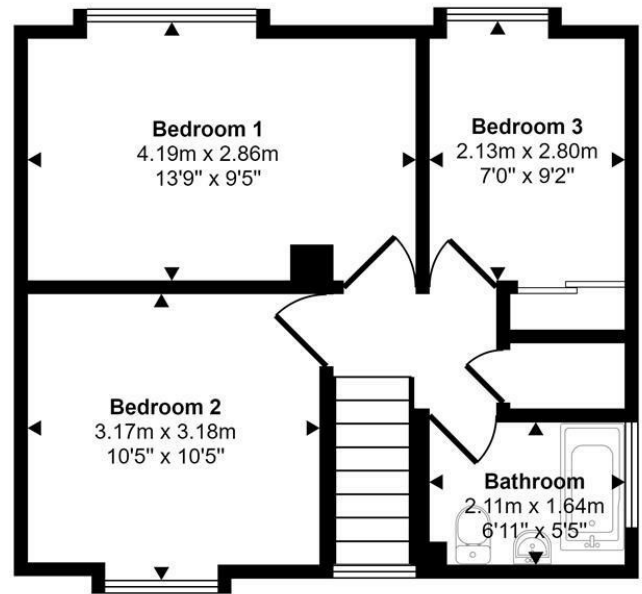
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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(39-54) E		
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Not environmentally friendly - higher CO ₂ emissions		
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Approx Gross Internal Area
78 sq m / 837 sq ft



Ground Floor

Approx 39 sq m / 424 sq ft



First Floor

Approx 38 sq m / 413 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.