

**12 Woodland Park Road  
Newport**



**SPACIOUS SEMI DETACHED FAMILY HOME IN SOUGHT-AFTER LOCATION**

- NO ONWARD CHAIN
- SPACIOUS THREE BEDROOM SEMI DETACHED HOME
- THREE RECEPTION ROOMS
- KITCHEN/BREAKFAST ROOM
- FIRST FLOOR SHOWER ROOM
- LARGE REAR GARDEN WITH LOTS OF POTENTIAL
- MODERN GAS BOILER
- UPVC DOUBLE GLAZING
- NEAR TO EXCELLENT AMENITIES
- MAIN ROAD LINKS CLOSE BY

**£260,000**



**CARDIFF**

1, St. Martin's Row,  
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CF24 3RP

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



**NEWPORT**

7 Baneswell Road  
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01633 212 666



**PONTYPRIDD**

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Pontypridd, CF37 2TH  
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01443 485000

# Woodland Park Road, Newport, NP19 8LY

## Introduction

A fantastic opportunity to purchase this spacious semi detached family home situated in this sought-after elevated position on the East side of Newport, just minutes from excellent amenities and main road connections. Within walking distance there are local shops, bus stops and well regarded schools as well as Beechwood and Woodland Park, plus the M4 motorway is close by too.

The property is offered to the market with no onward chain and in good cosmetic order, although some modernisation may be required to suit the taste of the purchaser.

Upon entering the property we are welcomed into the hallway which leads off to a large bay-fronted lounge, dining room, sitting room and kitchen then, upstairs, three good sized bedrooms and modern shower room. Outside, to the rear, the garden is of good size and laid to two patio areas and a large lawn area, again with excellent potential to improve.

## Tenure

Freehold

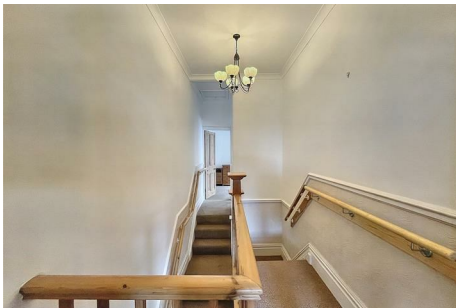
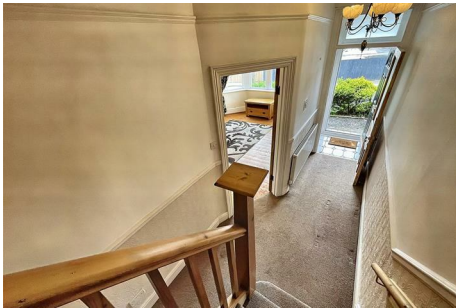
## Council tax

Band E


## Viewing

By prior appointment with vendors agents Nuttall Parker | 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.



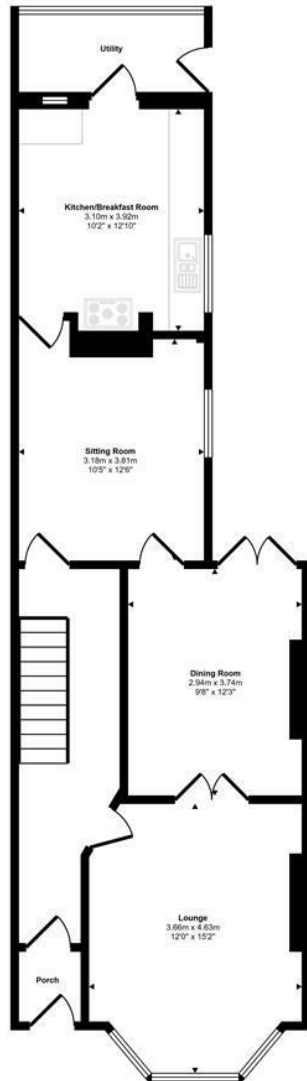
## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>73</b>
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

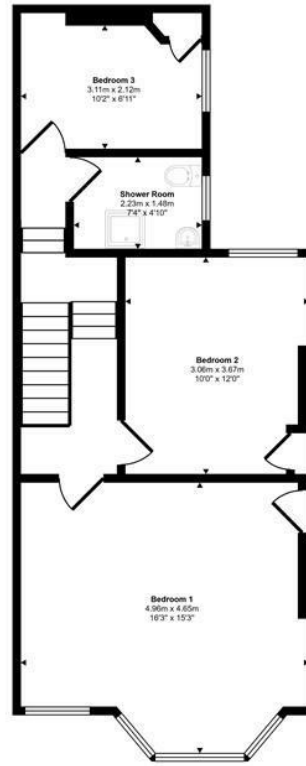
## Environmental Impact (CO<sub>2</sub>) Rating

	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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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Approx Gross Internal Area  
123 sq m / 1320 sq ft



Ground Floor  
Approx 69 sq m / 740 sq ft



First Floor  
Approx 54 sq m / 580 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.