

## 4 Kingfisher Walk Newport



### SPACIOUS THREE BEDROOM TOWNHOUSE WITH PLEASANT VIEWS

- NO ONWARD CHAIN
- WELL PRESENTED SPACIOUS SEMI-DETACHED TOWNHOUSE
- THREE BEDROOMS
- FAMILY BATHROOM PLUS EN-SUITE
- LOVELY REAR GARDEN AND FRONT TERRACE
- BALCONIES TO LOUNGE AND MAIN BEDROOM
- DRIVEWAY AND GARAGE
- WALKING DISTANCE TO AMENITIES
- CLOSE TO MAIN ROAD CONNECTIONS
- MUST BE VIEWED TO APPRECIATE

**Chain Free £290,000**



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# Kingfisher Walk, NP19 4AR

## Introduction

A fantastic opportunity to purchase this well presented and spacious townhouse situated within the Lysaght Village development, offering easy access to excellent amenities and major road connections. Within walking distance, there are local shops, bus stops and well regarded schools as well as close proximity to the A48 and M4 motorway providing an easy commute to neighbouring cities.

The property was built by Taylor Wimpey c.2013 and sits prominently on the edge of the development with pleasant views of the River Usk and Newport's iconic Transporter Bridge. The living accommodation offers just over 1,250ft sq of space for all the family to enjoy and, in typical townhouse fashion, versatility.

On entering the property from the front, you are welcomed into the hallway which leads off to an open plan kitchen/dining area featuring doors out to both the front and rear gardens, and also it's adjoining utility room and WC. Stairs lead up to the first floor where you'll find one of the three bedrooms, the family bathroom and an impressive front-facing lounge with doors leading out to the balcony. Upstairs again are the two remaining bedrooms, with the main bedroom benefitting from an en-suite and balcony.

Outside, the front terrace is block-paved and the perfect place to enjoy the surroundings. The rear garden is mainly laid to lawn and benefits from side access to the front plus access to the parking space and garage to the rear.

Further information can be found below or by calling our sales team

## Tenure

The property is freehold, the detached garage (located underneath a neighbouring coach house is leasehold)

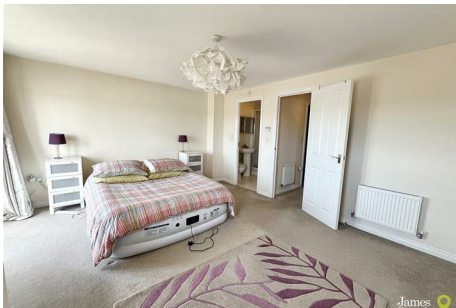
## Council tax

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.



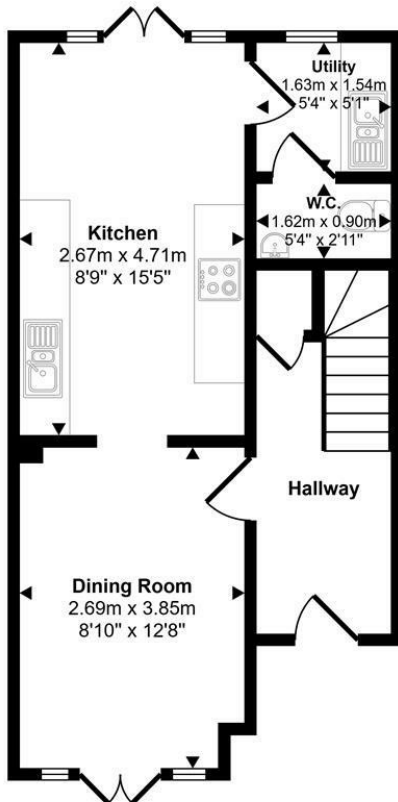
## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <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>England &amp; Wales</b>	EU Directive 2002/91/EC	

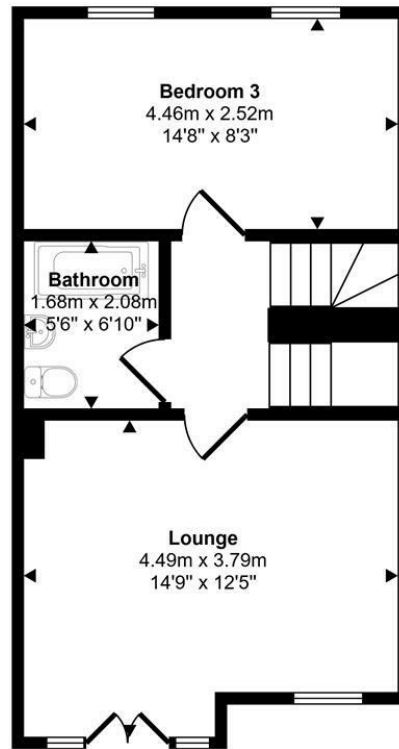
## Environmental Impact (CO<sub>2</sub>) Rating

	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>		
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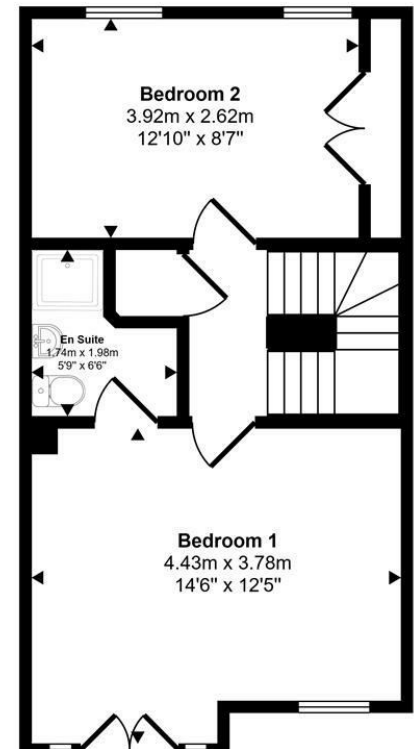
Approx Gross Internal Area  
111 sq m / 1191 sq ft



Ground Floor  
Approx 36 sq m / 385 sq ft



First Floor  
Approx 38 sq m / 404 sq ft



Second Floor  
Approx 37 sq m / 402 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.