



## 129 Liswerry Road Newport



### STUNNING DETACHED FAMILY HOME WITH THREE BEDROOMS PLUS ATTIC ROOM

- BEAUTIFULLY RENOVATED DETACHED FAMILY HOME
- THREE BEDROOMS PLUS ATTIC ROOM
- SPACIOUS OPEN PLAN LOUNGE/DINER
- STYLISH KITCHEN/BREAKFAST ROOM WITH BI-FOLDING DOORS
- GROUND FLOOR WETROOM
- DRIVEWAY LEADING TO GARAGE
- SUBSTANTIAL GARDEN TO REAR
- WALKING DISTANCE TO AMENITIES
- MAIN ROAD CONNECTIONS CLOSE BY
- MUST BE VIEWED TO APPRECIATE

**Chain Free £260,000**



#### CARDIFF

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02920 456 444



#### NEWPORT

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01443 485000

# **Liswerry Road, Newport, NP19 4LJ**

## **Introduction**

A fantastic opportunity to purchase this beautifully presented and stylishly renovated detached family home situated in Liswerry, just minutes from excellent amenities and main road connections, offered for sale with no onward chain. Within walking distance there are local shops, bus stops and well regarded schools as well as the A48 and M4 motorway being a short drive away, providing an easy commute to neighbouring cities.

The property has been sympathetically refurbished featuring modern commodoties whilst retaining alot of the original charm.

On entering the property, we are welcomed into the hallway which leads off to an impressive open plan lounge/diner, a stylish fitted kitchen/breakfast room and adjoining wet room. Stairs lead up to the landing where there are three bedrooms and family bathroom then, upstairs again, the attic room providing additional living space.

Outside, there is a driveway which leads to a detached single garage and a substantial rear garden mainly laid to grass.

Viewing really is essential to appreciate what this superb family home has to offer, further information can be found below or by calling our friendly sales team.

## **Tenure**

Freehold

## **Council tax**

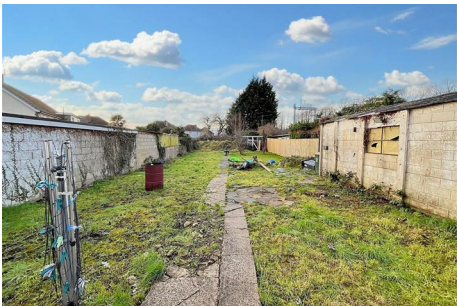
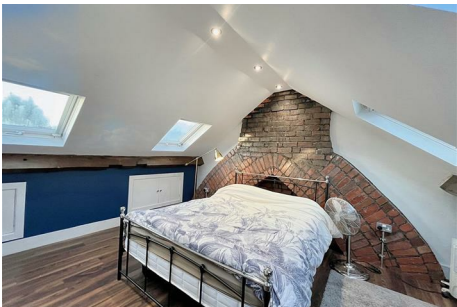
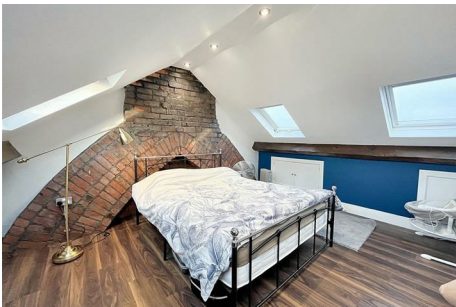
Band D

## **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.








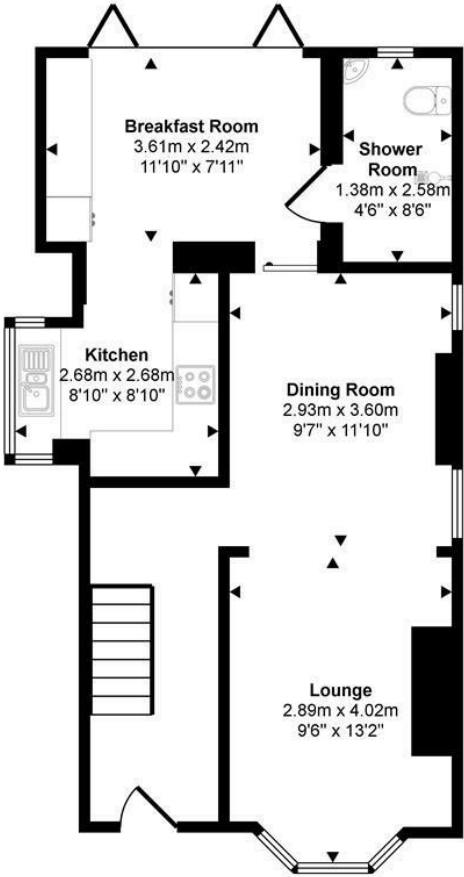
# Energy Efficiency Rating

|   | Current   | Potential   |
|---|-----------|---|
| Very energy efficient - lower running costs |           |   |
| (92 plus) <b>A</b>                          |           | <b>82</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>                            | <b>52</b> |   |
| (1-20) <b>G</b>                             |           |   |
| Not energy efficient - higher running costs |           |   |
| England & Wales                             |           | EU Directive 2002/91/EC  |

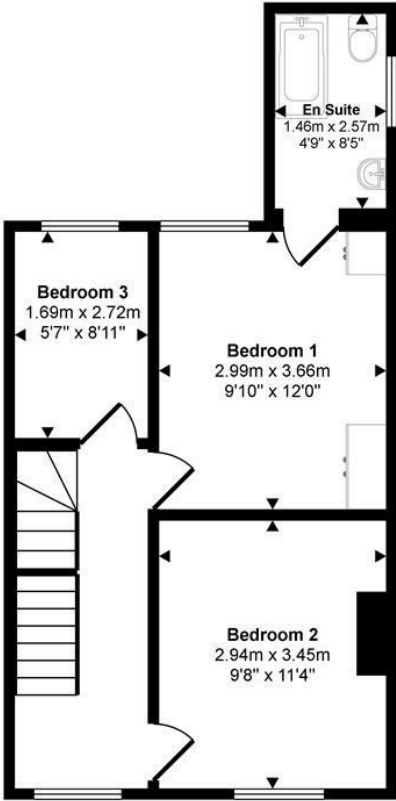
# Environmental Impact (CO<sub>2</sub>) Rating

|   | Current | Potential   |
|---|---------|---|
| Very environmentally friendly - lower CO2 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 CO2 emissions |         |   |
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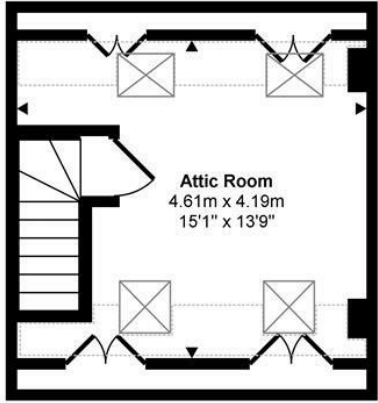
Approx Gross Internal Area  
114 sq m / 1224 sq ft



Ground Floor  
Approx 51 sq m / 553 sq ft



First Floor  
Approx 40 sq m / 426 sq ft



Second Floor  
Approx 23 sq m / 246 sq ft

Denotes head height below 1.5m

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.