



**29 Channel View
Bassaleg
Newport**



WELL PRESENTED AND SPACIOUS SEMI DETACHED HOME

- THREE GOOD SIZED BEDROOMS
- SPACIOUS LOUNGE
- OPEN PLAN KITCHEN/DINER WITH ADJOINING UTILITY ROOM
- GROUND FLOOR WC
- MODERN FIRST FLOOR FAMILY BATHROOM
- ENCLOSED REAR GARDEN
- DRIVEWAY TO FRONT
- WALKING DISTANCE TO AMENITIES
- MAIN ROAD CONNECTIONS CLOSE BY
- HIGHLY SOUGHT-AFTER LOCATION

£265,000



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

Channel View, Bassaleg, NP10 8PJ

Introduction

Offered for sale in the highly sought after location of Bassaleg is this spacious and well presented semi detached family home, just minutes from excellent amenities and main road connections. Within walking distance there are local shops, bus stops and well regarded primary and secondary schools as well as easy access to the M4 motorway, providing an easy commute to neighbouring towns and cities.

On entering the property, we are welcomed into the hallway which leads off to a WC, open plan kitchen/diner with adjoining utility room and a good sized lounge then, upstairs, three good sized bedrooms and family bathroom. Outside, the frontage offers a tarmac driveway with adjoining grass gridded area providing ample parking.

Further information can be found below or by calling our team on 01633 212666.

Tenure

Freehold

Council tax

Band E

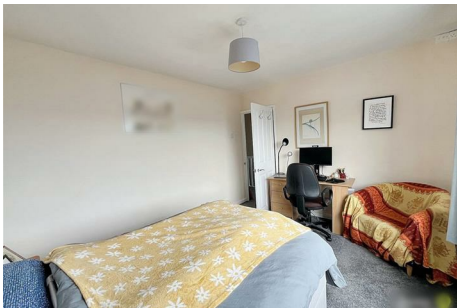
Boundary

All boundaries should be confirmed by your solicitor


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.



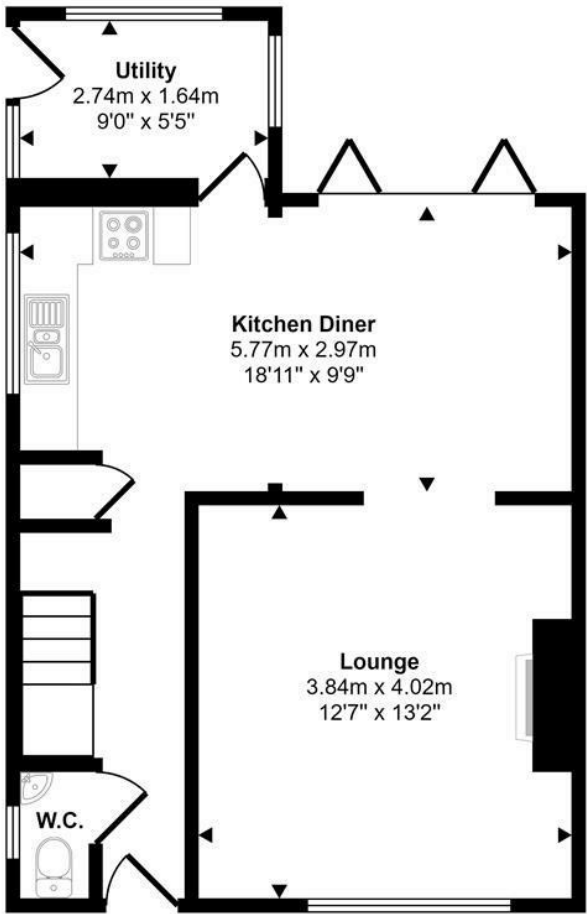
Energy Efficiency Rating

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

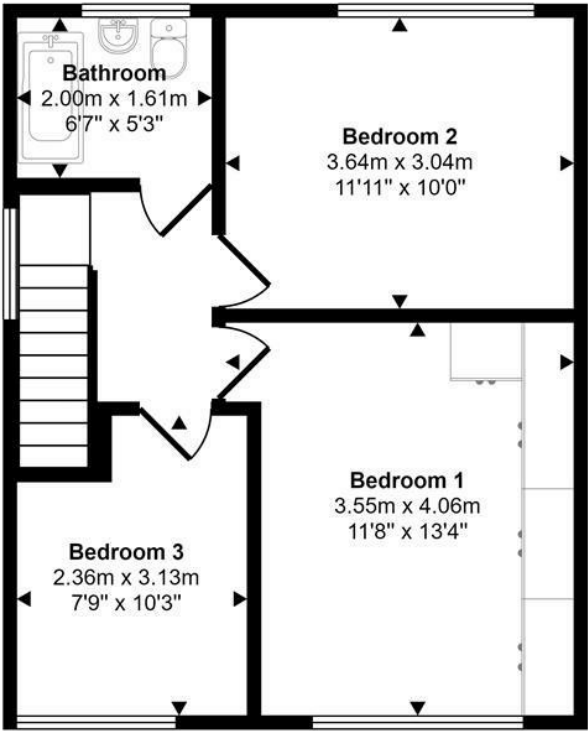
Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower 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		
England & Wales	EU Directive 2002/91/EC	

Approx Gross Internal Area
89 sq m / 960 sq ft



Ground Floor
Approx 47 sq m / 509 sq ft



First Floor
Approx 42 sq m / 451 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.