

**63 Fosse Road
Newport**



LOVELY THREE BEDROOM SEMI DETACHED HOME

- NO ONWARD CHAIN
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- GROUND FLOOR WC
- MODERN GAS BOILER AND DOUBLE GLAZING
- LONG DRIVEWAY
- BEAUTIFUL MATURE REAR GARDEN
- WALKING DISTANCE TO AMENITIES
- MAIN ROAD LINKS CLOSE BY
- EXCELLENT POTENTIAL TO IMPROVE

Chain Free £240,000



CARDIFF

1, St. Martin's Row,
Albany Road, Cardiff
CF24 3RP

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02920 456 444



NEWPORT

7 Baneswell Road
Newport, NP20 4BP
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01633 212 666



PONTYPRIDD

1 Church Street,
Pontypridd, CF37 2TH
info@james-douglas.co.uk
01443 485000

Fosse Road, Newport, NP19 4TB

Introduction

Offered for sale with no onward chain and situated in the ever popular Pontfaen area of Newport is this well presented and good sized 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 the M4 and A48 being a short drive away, both providing effortless commuting to neighbouring towns and cities.

The property has been lovingly owned by the same family for decades and has been very well looked after, although some cosmetic modernisation may be required to suit the needs of the buyer.

On entering, we are welcomed into the hallway which leads off to a convenient ground floor WC, front lounge and a kitchen with adjoining dining room then, upstairs, three bedrooms and family bathroom. Outside, the frontage offers a well kept garden and a long, block-paved driveway providing parking for at least two cars. The rear garden is home to lots of mature plants and shrubbery and enjoys a South-Westerly aspect.

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

Tenure

Freehold

Council tax

Band D

Boundaries

All legal 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.



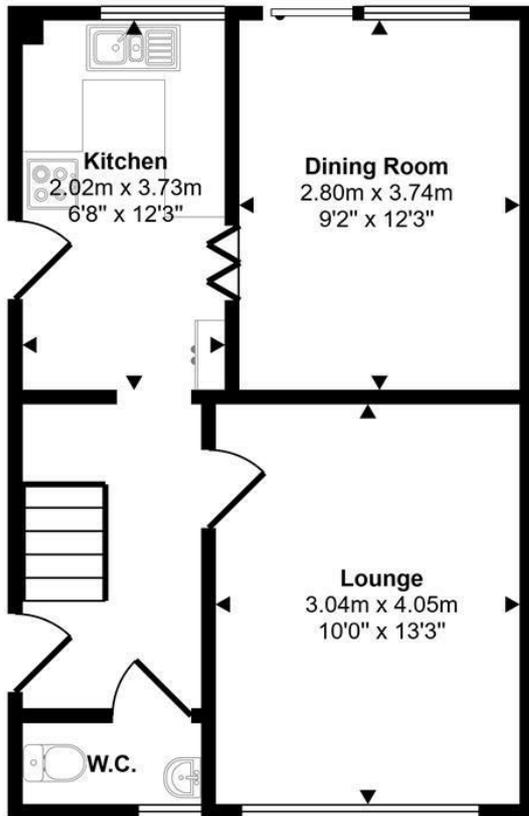
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	72	
(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

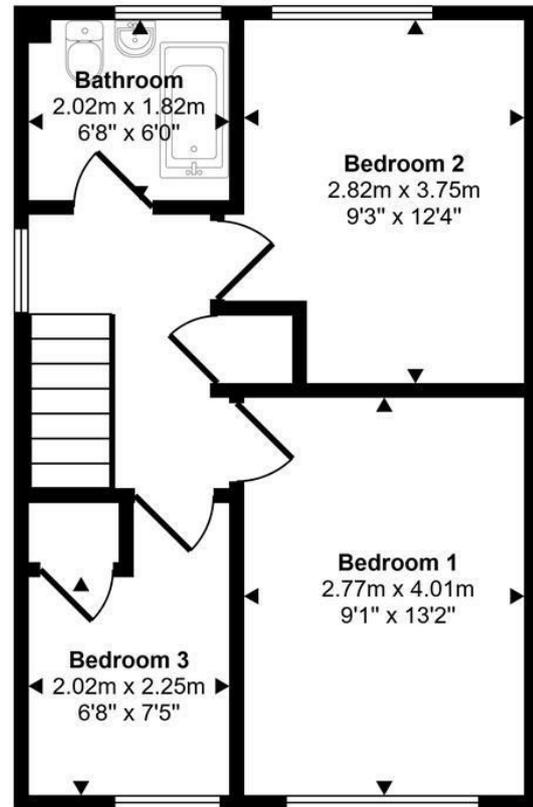
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Approx Gross Internal Area
79 sq m / 845 sq ft



Ground Floor

Approx 39 sq m / 424 sq ft



First Floor

Approx 39 sq m / 421 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.