



1 White Avenue Newport



SPACIOUS FOUR BEDROOM DETACHED FAMILY HOME

- SPACIOUS HIGH SPECIFICATION DETACHED HOME
- FOUR BEDROOMS
- SPACIOUS LOUNGE
- STYLISH KITCHEN EXTENDING TO DINING ROOM
- IMPRESSIVE ENTRANCE HALLWAY
- FAMILY BATHROOM
- MAIN BEDROOM FEATURES WALK-IN WARDROBE AND EN-SUITE
- DOUBLE-LENGTH GARAGE AND AMPLE PARKING
- LOVELY ENCLOSED REAR GARDEN
- CLOSE TO AMENITIES, SCHOOLS AND ROAD LINKS

£385,000



CARDIFF

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Albany Road, Cardiff
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NEWPORT

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01443 485000

White Avenue, Newport, NP10 8SZ

Introduction

A fantastic opportunity to purchase this spacious detached family home situated within the Celtic Horizon development in Newport, offering easy access to excellent amenities and main road connections. Within walking distance there are local shops, bus stops and well regarded schools as well as the beautiful Tredegar House, plus a short drive away from the M4 and A48, both providing an easy commute to neighbouring towns and cities.

The property was built by Bovis Homes c.1999 and, since then, has been improved and reconfigured in areas to provide modern and convenient living spaces. On entering, we are welcomed into the hallway which leads off to a spacious lounge, stylish fitted kitchen extending to dining room, plus ground floor WC. Upstairs, the landing leads off to four bedrooms (bedroom one featuring an en-suite and walk-in wardrobe), family bathroom and access into the boarded loft space which has great potential to convert (subject to relevant planning and permissions).

Outside, the frontage offers a block-paved driveway providing plenty of parking and a double-length garage with electric up-and-over door, rear pedestrian door plus roof storage space. The rear garden is level and laid to lawn and patio with various mature plants and shrubbery, plus benefits from being relatively private.

Tenure

Freehold

Boundaries

All legal boundaries should be confirmed by your solicitor

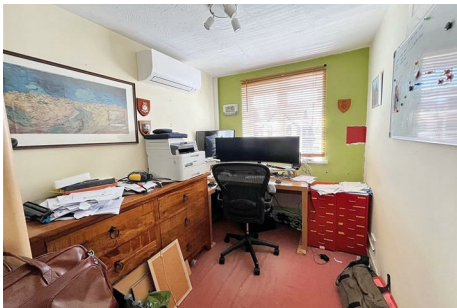
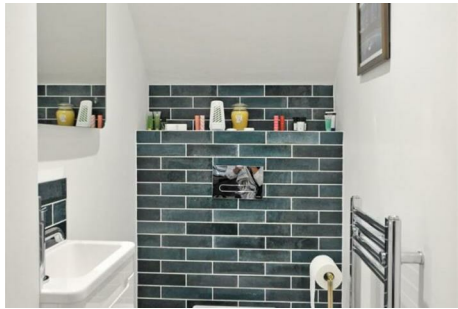
Council tax

Band F

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.



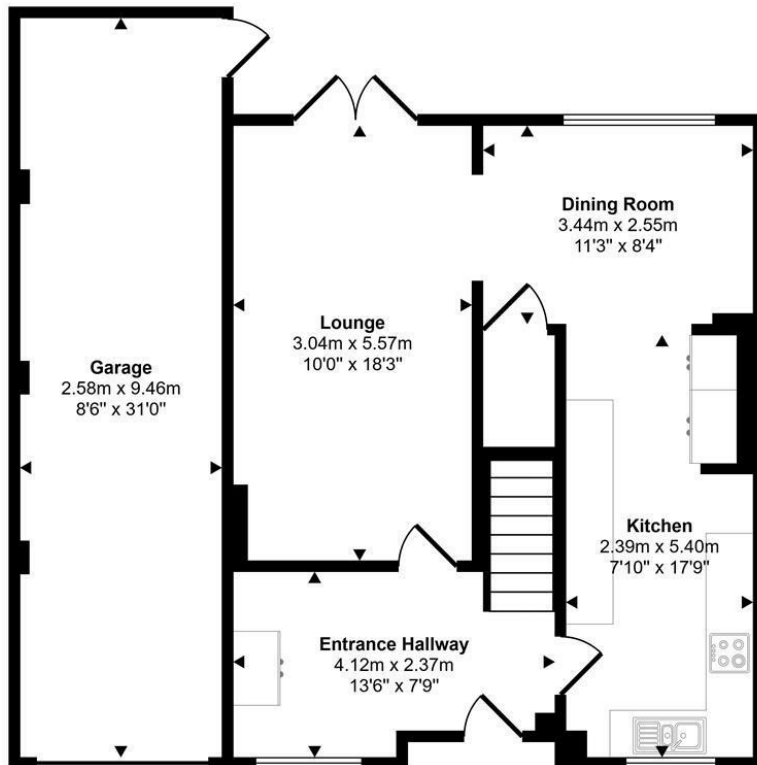
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		85
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

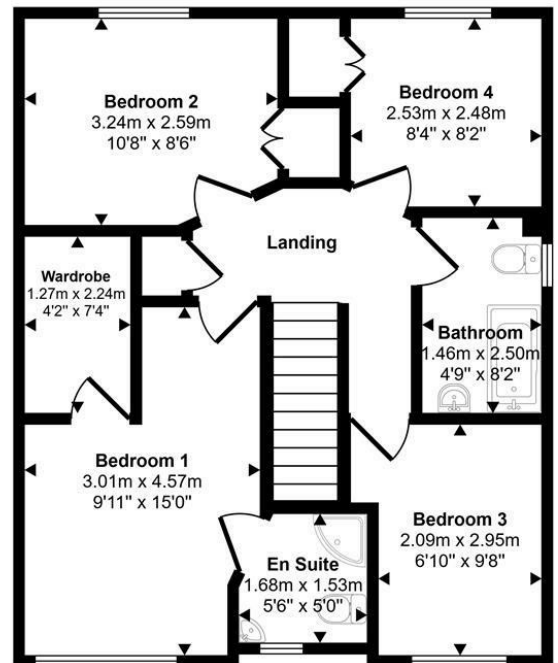
Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

Approx Gross Internal Area
133 sq m / 1431 sq ft



Ground Floor
Approx 79 sq m / 847 sq ft



First Floor
Approx 54 sq m / 584 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.