



14 Walford Street Newport



STUNNING THREE BEDROOM FAMILY HOME

- BEAUTIFULLY PRESENTED FAMILY HOME
- THREE BEDROOMS
- OPEN PLAN LOUNGE/DINER WITH LOG BURNER
- STYLISH FITTED KITCHEN
- LUXURIOUS GROUND FLOOR SHOWER ROOM
- LOVELY ENCLOSED GARDEN WITH STORE SHED AND REAR ACCESS
- UPVC DOUBLE GLAZING AND MODERN GAS BOILER
- WALKING DISTANCE TO AMENITIES
- MAIN ROAD LINKS CLOSE BY
- PERFECT FIRST PURCHASE

£180,000



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
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01443 485000

Walford Street, Newport, NP20 5PH

Introduction

A fantastic opportunity to purchase this beautifully presented and much improved family home situated on Walford Street (just off Malpas Road), offering easy access to 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 a very short drive to J26 of the M4, providing an easy commute to neighbouring towns and cities.

On entering the property, we are welcomed into the hallway which leads off to a spacious L-shaped lounge/diner with feature log burner, a stylish fitted kitchen and luxurious shower room then, upstairs, three bedrooms.

Outside, the frontage features a forecourt which is the perfect space for refuse/recycling bins or potted plants then, to the rear, a lovely private garden with access to the rear lane and store shed with power and lighting.

Viewing is essential to appreciate what this lovely home has to offer.

Tenure

Freehold

Council tax

Band C

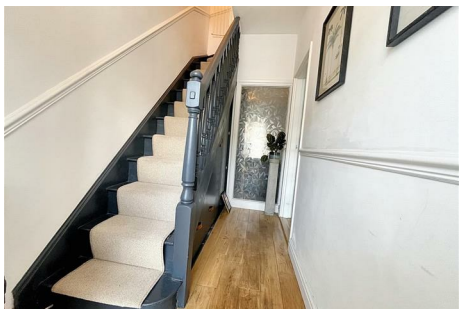
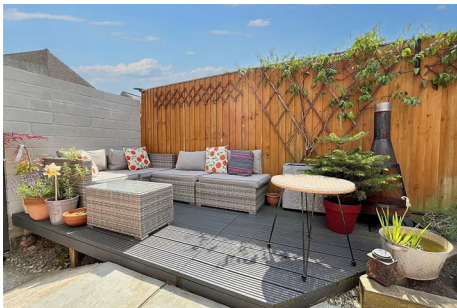
Boundaries

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.



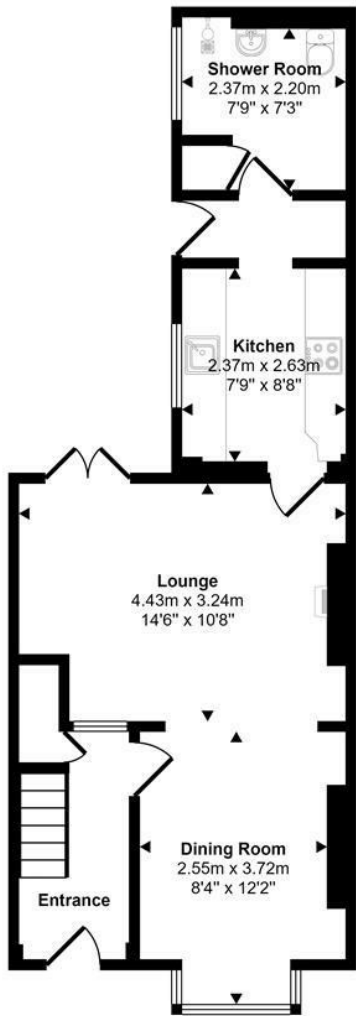
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

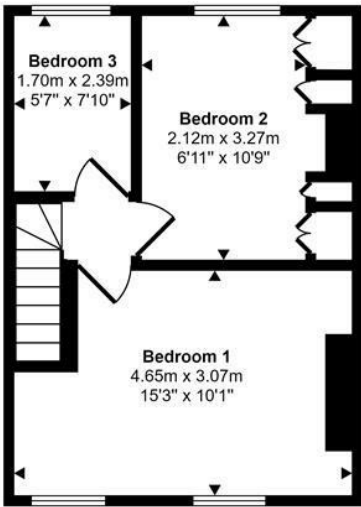
Environmental Impact (CO₂) Rating

	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
76 sq m / 814 sq ft



Ground Floor
Approx 45 sq m / 487 sq ft



First Floor
Approx 30 sq m / 327 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.