

1 Lysaght Gardens Newport



BEATIFULLY PRESENTED FOUR BEDROOM DETACHED HOME IN POPULAR LOCATION

- DETACHED FAMILY HOME
- BEAUTIFULLY PRESENTED THROUGHOUT
- LOVELY ENCLOSED REAR GARDEN WITH SIDE ACCESS
- CLOSE TO AMENITIES AND M4 MOTORWAY LINKS
- FOUR NICE SIZE BEDROOMS
- DRIVEWAY FOR TWO CARS AND GARAGE
- POPULAR AND CONVENIENT LOCATION
- MUST BE VIEWED

Offers Over £325,000



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

Introduction

A fantastic opportunity to purchase this beautifully presented four bedroom detached family home situated in the ever popular Lysaght's development on the East side of Newport, offering easy access to excellent amenities and major road connections. Close by, we have well regarded schools, bus stops and Newport City Centre as well as Spytt Retail Park being a short drive away with an array of shops and eateries. The M4 and A48 are also close by providing an easy commute to neighbouring cities.

The property is offered to the market in beautiful cosmetic order and offers generous room proportions. We access the property into the hallway which leads off to a good sized lounge and then study , downstairs WC and stylish fitted kitchen complete with integrated appliances and space for your dining table. Upstairs, we have four good sized bedrooms, a family bathroom plus an ensuite to bedroom 1.

Outside, we have driveway for two cars and a garage and a lovely, low maintenance enclosed garden.

Tenure

Freehold

Council Tax

Band E

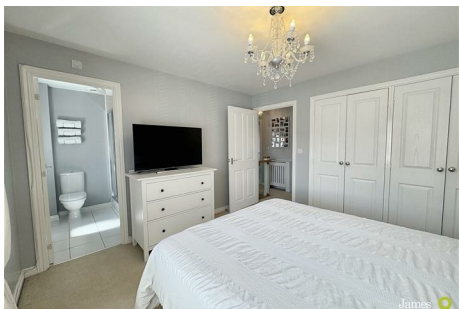
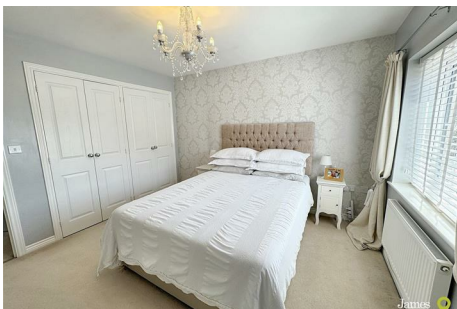
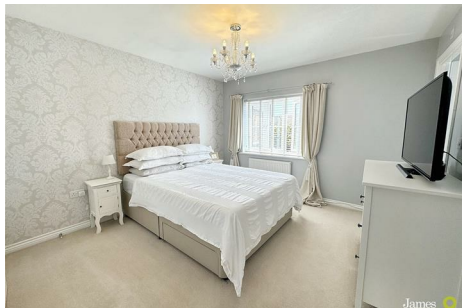
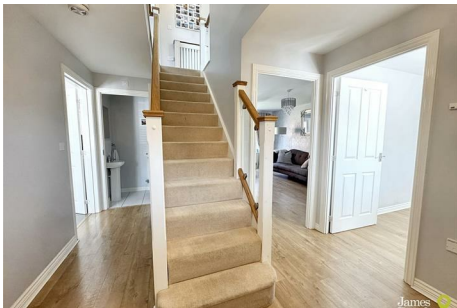
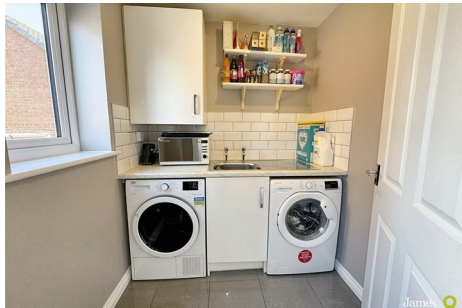
Boundaries

All legal boundaries should be confirmed by your solicitor.

Viewings

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.





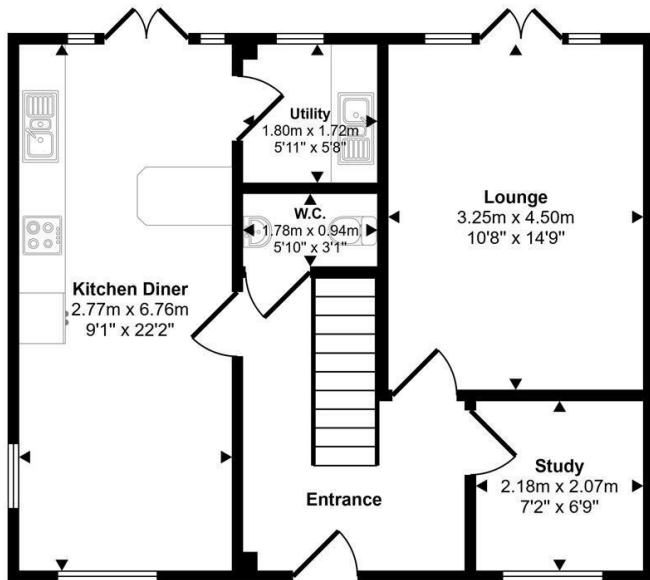
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B	80	
(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 	

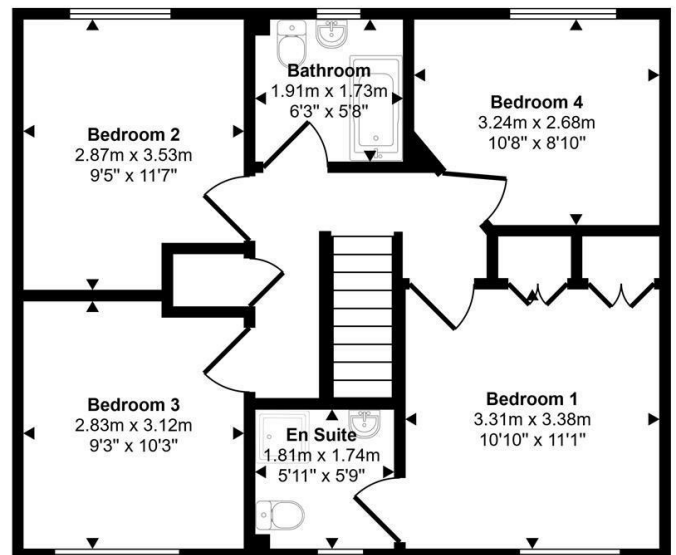
Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	

Approx Gross Internal Area
112 sq m / 1201 sq ft



Ground Floor
Approx 55 sq m / 590 sq ft



First Floor
Approx 57 sq m / 611 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.