



## 119 Conway Road Newport



### MODERN MID-TERRACED HOME WITH THREE BEDROOMS

- NO ONWARD CHAIN
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- MODERN FAMILY BATHROOM
- ENCLOSED LEVEL REAR GARDEN
- FORECOURT TO FRONT
- UPVC DOUBLE GLAZING AND GAS COMBI BOILER
- WALKING DISTANCE TO EXCELLENT AMENITIES
- MAIN ROAD LINKS CLOSE BY
- PERFECT FIRST PURCHASE

**Chain Free £185,000**



#### 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

# Conway Road, Newport, NP19 8JT

## Introduction

Offered for sale with no onward chain and situated on this popular road on the East side of Newport, is this spacious and well presented mid-terraced family home, just minutes from excellent amenities and main road connections. Within walking distance there are local shops, bus stops and well regarded schools as well as the beautiful Beechwood Park. The M4 motorway and A48 are both close by too, providing an easy commute to neighbouring towns and cities.

On entering the property, we are welcomed into the hallway which leads off to two good sized reception rooms and kitchen then, upstairs, three bedrooms and modern family bathroom. The property further benefits from uPVC double glazing and gas central heating as well as a lovely, low-maintenance enclosed garden to the rear.

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

## Tenure

Freehold

## Council tax

Band C

## Boundaries

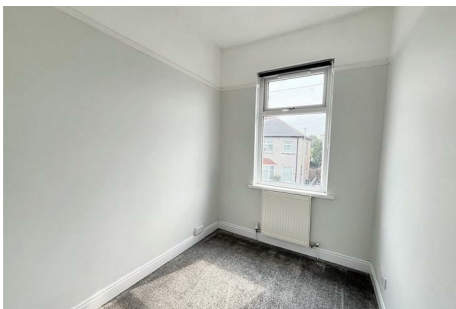
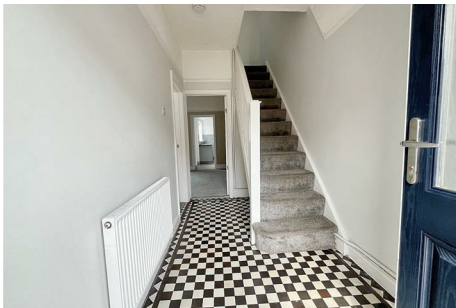
All boundaries should be confirmed by your solicitor prior to purchase

## 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.





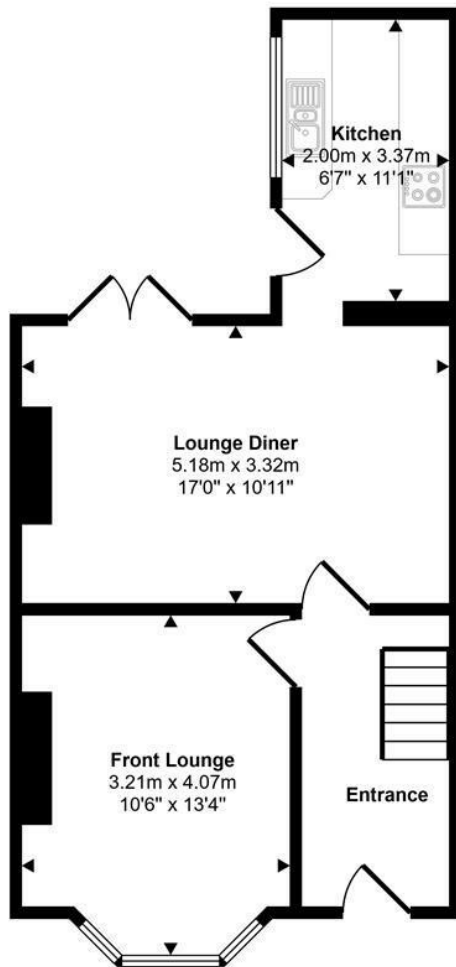
## Energy Efficiency Rating

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

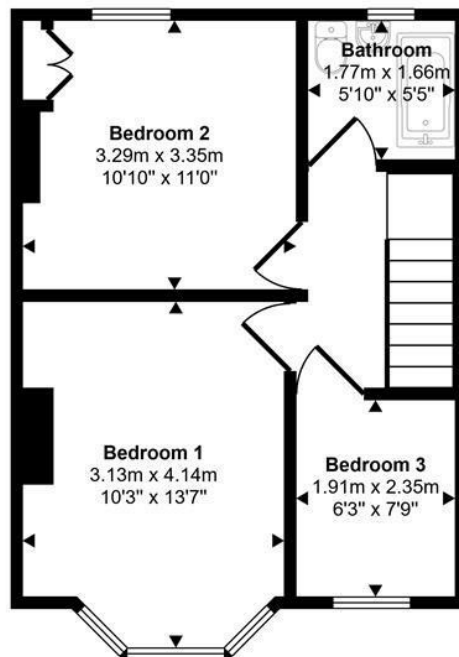
## Environmental Impact (CO<sub>2</sub>) Rating

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

Approx Gross Internal Area  
81 sq m / 868 sq ft



Ground Floor  
Approx 44 sq m / 475 sq ft



First Floor  
Approx 37 sq m / 394 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.