



11 Crescent Road Newport



TWO BEDROOM BAY FRONTED TERRACED PROPERTY

- TWO BEDROOM BAY FRONTED TERRACED PROPERTY
- CLOSE TO MAJOR ROAD LINKS
- MODERISATION/UPDATING REQUIRED
- NICE SIZE REAR GARDEN
- BEECHWOOD PARK IS A SHORT WALK AWAY
- WALKING DISTANCE TO AMENITIES
- TWO GOOD SIZE BEDROOMS
- IDEAL FOR INVESTMENT OR FIRST TIME BUY
- NEAR TO TOWN CENTRE
- NO CHAIN

Chain Free £150,000



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

Offered for sale is this two bedroom traditional bay fronted mid terraced home situated on Crescent Road, just minutes from excellent amenities including local shops, bus stops and well regarded schools. Major road links are also close by such as the M4 and A48, both providing an easy commute to Cardiff, Bristol and beyond, Town Centre is close by and also within a short walking distance to Beechwood Park.

On entering the property we are welcomed into the hallway which leads off to two reception rooms and adjoining kitchen and WC, then upstairs, two double bedrooms and large family bathroom. Outside, the frontage features a forecourt which is ideal for recycling boxes and potted plants, then, to the rear a large tiered garden laid to lawn and decking.

The property does require modernization/updating, ideal for investment or possibly first time buyers or someone looking for a project.

Tenure

Freehold. This should be confirmed by your solicitor.

Boundaries

All boundaries should be confirmed by your solicitor

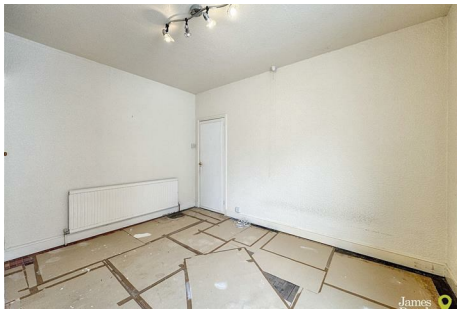
Council Tax

Band D


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.



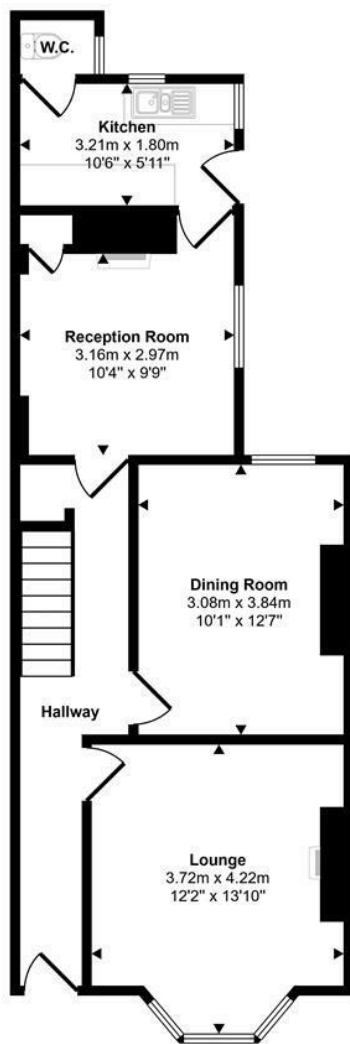
Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>	<p>68</p>	<p>79</p>
<p>England & Wales</p>	<p>EU Directive 2002/91/EC</p>	

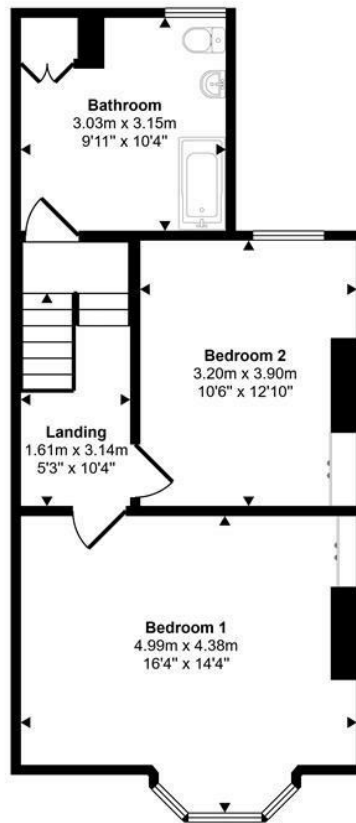
Environmental Impact (CO₂) Rating

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

Approx Gross Internal Area
106 sq m / 1144 sq ft



Ground Floor
Approx 57 sq m / 609 sq ft



First Floor
Approx 50 sq m / 535 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.