



38 Aberthaw Circle Newport



STUNNING THREE BEDROOM SEMI DETACHED FAMILY HOME

- BEAUTIFULLY PRESENTED SEMI DETACHED HOME
- IMPRESSIVE KITCHEN/DINER
- GOOD SIZED LOUNGE
- CONSERVATORY OVERLOOKING THE GARDEN
- STYLISH NEWLY FITTED SHOWER ROOM
- BEAUTIFUL MATURE GARDENS WITH RESIN FLOORING
- LOVELY VIEWS TO THE REAR
- MODERN GAS BOILER AND WINDOWS
- WALKING DISTANCE TO AMENITIES
- MAIN ROAD LINKS CLOSE BY

£260,000



CARDIFF

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NEWPORT

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Aberthaw Circle, Newport, NP19 9QD

Introduction

A fantastic opportunity to purchase this beautifully presented and modern semi detached home situated on Aberthaw Circle, offered to the market in excellent order and located just a short distance away from excellent amenities and road connections. Within walking distance there are local shops, bus stops and well regarded schools as well as easy access onto the A48 and M4, both providing an easy commute to neighbouring towns and cities.

The property has been owned by the same family for 20 years and, during that time, has had significant cosmetic improvements and some reconfiguration to bring the property up to a modern standard.

On entering, we are welcomed into the hallway which leads off to a good sized lounge and an impressive open plan kitchen/diner with adjoining conservatory. Stairs lead up to the landing which leads off to three bedrooms and a newly fitted shower room.

Outside, the front and rear gardens are both home to many mature plants and shrubbery and feature resin flooring, plus a fish pond to the rear.

Tenure

Freehold

Boundaries

All legal boundaries should be confirmed by your solicitor

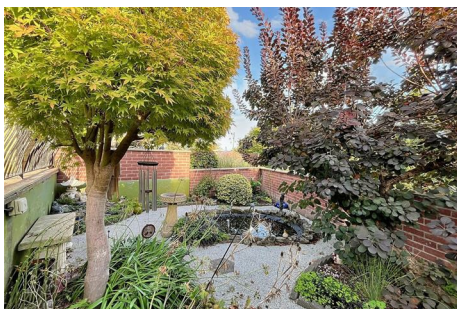
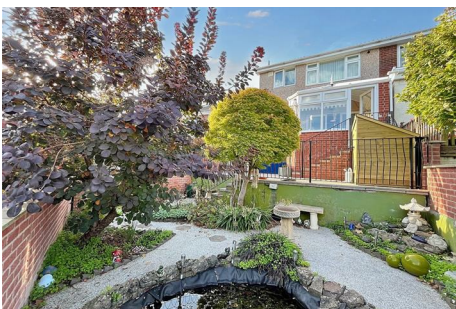
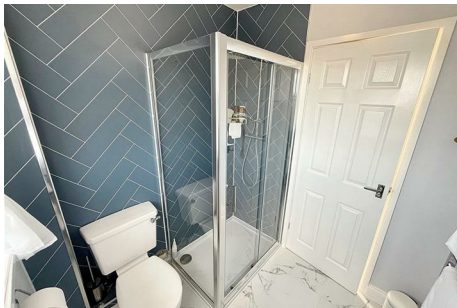
Council tax

Band C

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.



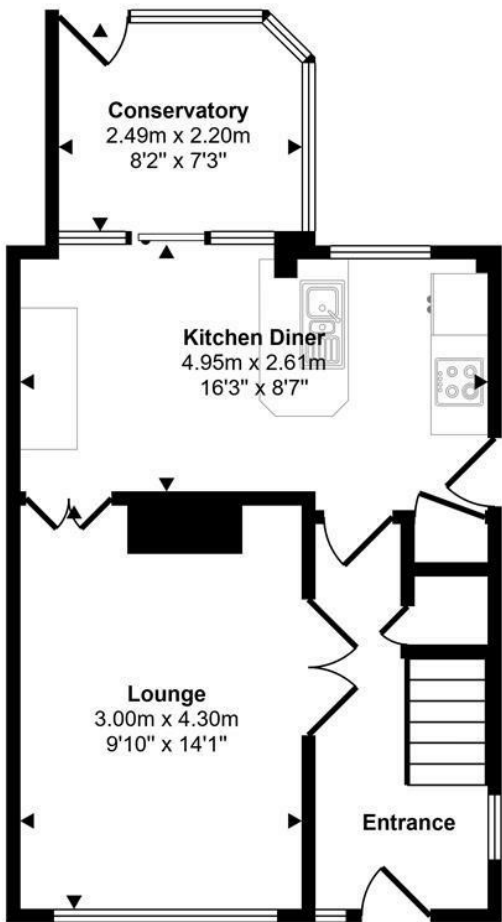
Energy Efficiency Rating

	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	

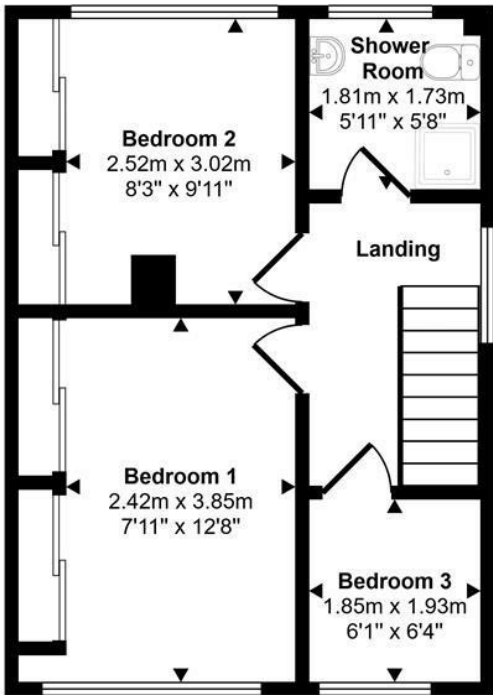
Environmental Impact (CO₂) Rating

	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
75 sq m / 808 sq ft



Ground Floor
Approx 40 sq m / 434 sq ft



First Floor
Approx 35 sq m / 373 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.