



## 12 PYLE STREET NEWPORT, PO30 1JW

£325,000  
FREEHOLD

A beautiful, period (circa 1815) 4 bedroom property in the heart of Newport. Listed 3 - storey, 4 BEDROOM home offers good size accommodation and south facing garden. Previous planning for garden room.

*Elite Collection*

# 12 PYLE STREET

- Beautiful listed home
- 4 Bedroom - 3 Storey
- Manageable garden
- Conveniently located



## Hallway

Staircase to 1st floor. Radiator.

## Dining room 12'1" x 11'9"

Single glazed sash window to front. Stripped wood flooring. Feature fireplace (previously removed)

Under Stairs storage.

## Lounge 17'0" x 11'9"

French doors to courtyard area. Radiator. Opening to.

## Kitchen 15'8" x 7'6"

Windows to rear and side. Glazed door to side. Range of wall and floor units. Oven. 5 burner gas hob with extractor over. Stainless steel sink and drainer. Tiled splash back. Wall mounted Vaillant boiler. Space for washing machine, dryer and dishwasher.

## 1st floor

Landing. Stairs to 2nd floor.

## Bedroom 16'9" x 11'9"

Window to front. Radiator. Feature fireplace (not in use). (Wardrobes not included)

## Bedroom 11'9" x 9'2"

Window to rear. Radiator.

## Bathroom

Window to rear. P-shaped bath with shower attachment. Large basin set into vanity unit. Heated towel rail.

## 2nd landing

Large landing area.

## Bedroom 16'4" x 11'9"

Windows to front. Radiator.

## Bedroom 14'9" x 8'10"

Window to rear. Radiator.

## Outside

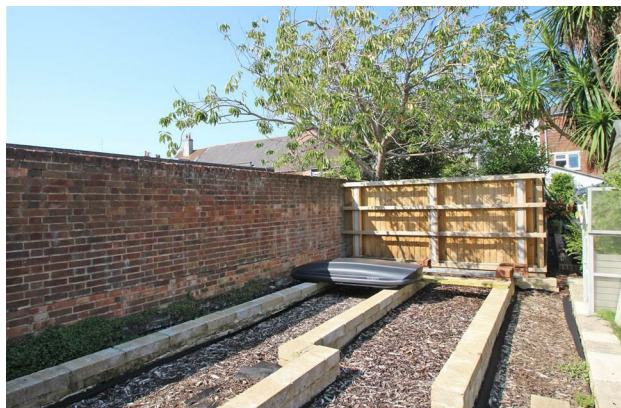
Rear.

A pretty manageable garden with patio and decked area. An area of the garden has had footings for a garden room / store.

Freehold. Listed . Conservation area. Council tax Band C (please confirm)



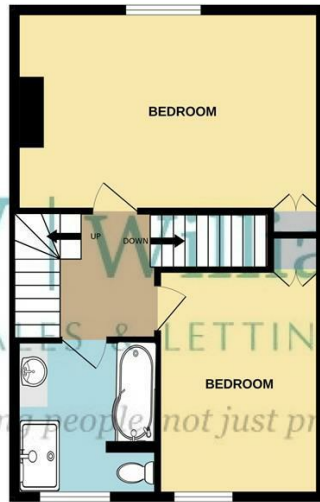
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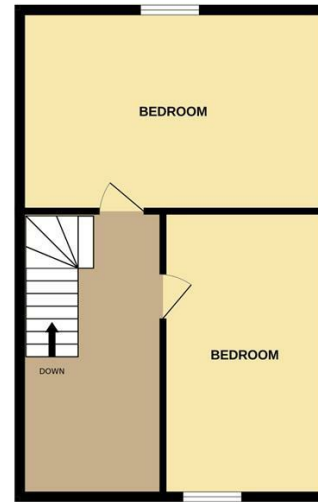
GROUND FLOOR



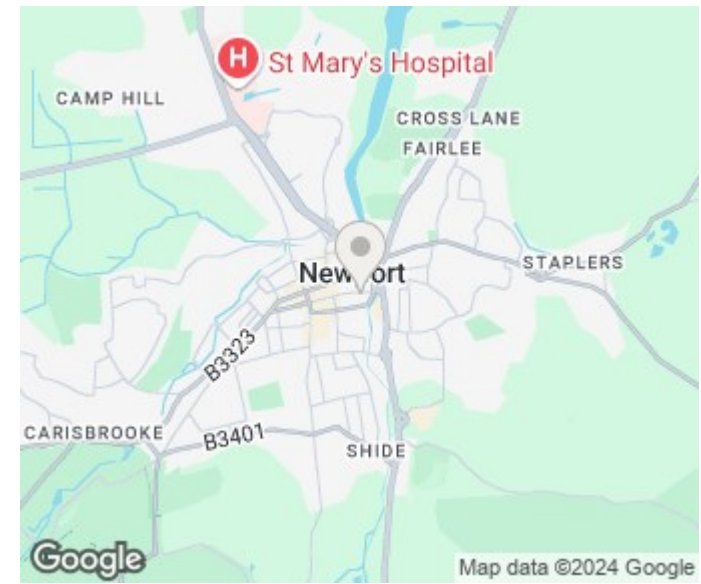
1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Elite Collection

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