



LLANMARTIN

Guide price £180,000



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# 48 WALTWOOD ROAD

Llanmartin, Newport NP18 2HP



Close to the M4 Corridor  
Free for all car park located at the front  
Close to schools

Welcome to Waltwood Road, Underwood an exceptional opportunity for first-time buyers, families, or investors seeking a prime property.

This three-bedroom terraced gem boasts immense investment potential, strategically positioned near Underwood's shops, amenities, and the M4 corridor.



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£180,000



### KEY FEATURES

- No onward chain
- Great levels of potential
- Three bedrooms
- Open plan lounge/diner
- Ideal for families or first time buyers
- Close to local shops and amenities



# STEP INSIDE



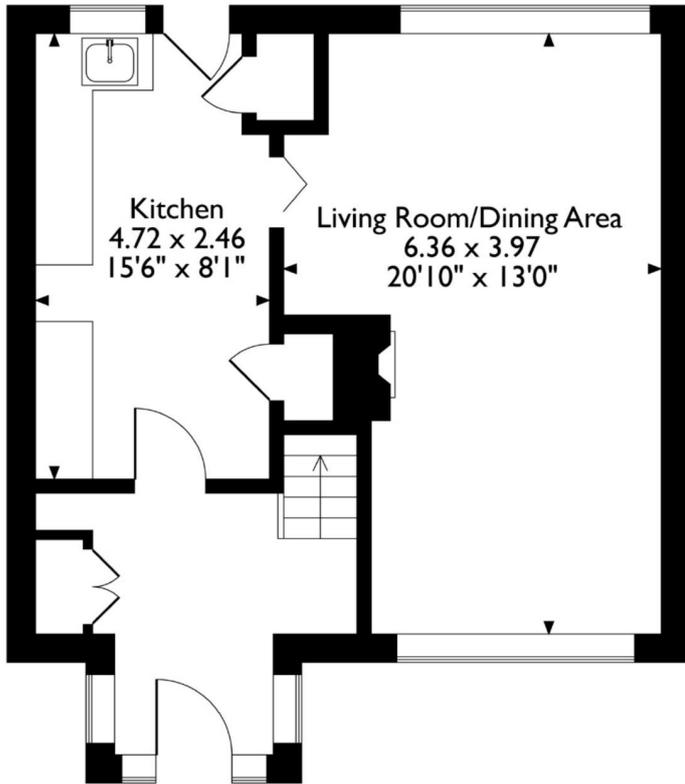
The spacious, open-plan lounge diner creates a warm, inviting atmosphere, perfect for both relaxation and entertaining. Each generously sized bedroom promises comfort and versatility, catering to diverse needs.

With its promising location, ample space, and versatile layout, Waltwood Road is not just a home; it's an investment in a lifestyle.

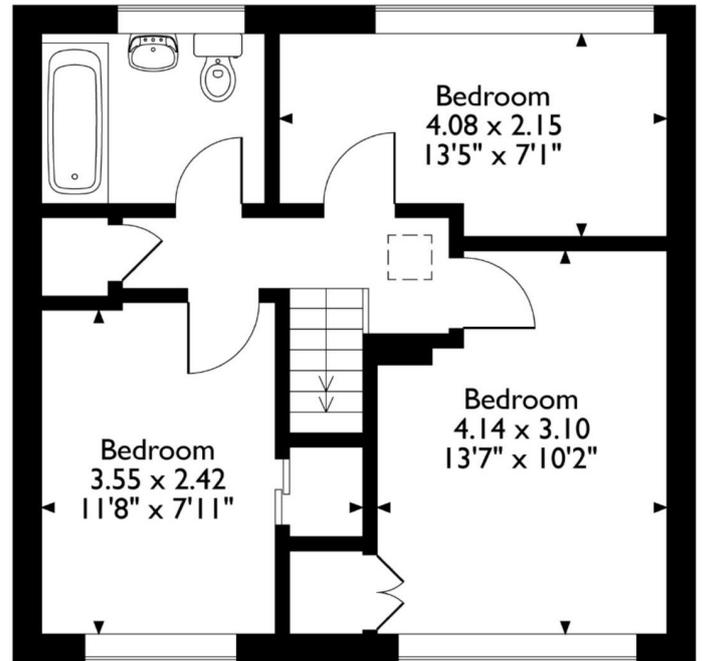
Step inside Waltwood Road, where your journey begins in a spacious entrance hall that sets the tone for the entire home. The carefully designed layout leads seamlessly into a cosy lounge, offering a perfect retreat for relaxation.

The good-sized kitchen beckons with its functional layout and direct access to both the dining room and the rear garden, creating a harmonious blend of indoor and outdoor living.

## Approximate Gross Internal Area 86 Sq M/926 Sq Ft



**Ground Floor**



**First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Ascend to the first floor, where three generously proportioned double bedrooms await, promising comfort and flexibility for your lifestyle needs. The family bathroom completes the upper level, adding convenience to everyday living.

Waltwood Road exudes great potential for interior transformation, allowing you to unleash your creativity and customise this space to suit your personal style.

# STEP OUTSIDE



Step outside Waltwood Road and discover the convenience of a free-for-all car park to the front, ensuring stress-free parking for residents and guests.

As you approach the property, a charming courtyard garden greets you, offering a welcoming space with low-maintenance landscaping that enhances the property's curb appeal.

To the rear, a delightful family garden unfolds, providing a private oasis overlooking playing fields. This tranquil setting invites outdoor enjoyment, creating a perfect backdrop for family gatherings or peaceful moments of relaxation.

## INFORMATION

Postcode: NP18 2HP

Tenure: Freehold

Tax Band: C

Heating: Gas

Drainage: Mains

EPC: TBC





**DIRECTIONS**

East bound on Magor Road (off Chepstow road), take the second right after Langstone Crematorium onto Waltwood road, follow the road over the M4 and the property is circa 500 yards on the right hand side, number 48.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-100)		84
B	(81-91)		
C	(69-80)	69	
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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