



NEWPORT

Guide price **£270,000**



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# 67 MORDEN ROAD

St Julians, Newport NP19 7EU



Generous size cellar  
Beautifully maintained garden  
Ideal for families

Discover this charming three-bedroom mid-terraced property on Morden Road, dating back to the 1800s. Brimming with character features, it's an ideal family home located in the popular St Julians area of Newport.

This delightful residence offers spacious living areas, original details, and a warm, inviting atmosphere. Perfectly situated close to local shops, schools, and amenities, it provides convenient living for families.

Additionally, it's just a stone's throw away from the M4 corridor, ensuring easy access for commuting. Combining historic charm with modern convenience, this home is a unique opportunity to own a piece of history in a vibrant community.



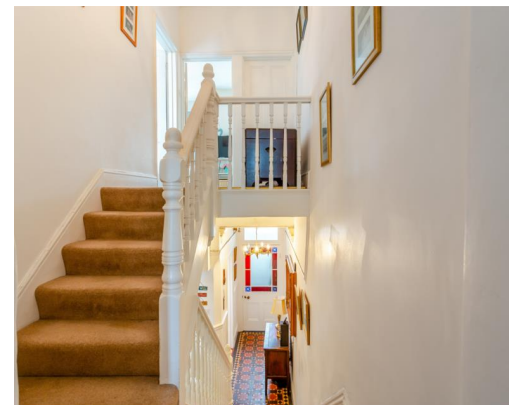


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### KEY FEATURES

- Built in the 1800's
- Three bedrooms
- Utility room
- Second reception room
- Traditional features
- Close to M4 corridor





# STEP INSIDE



Step inside this enchanting Morden Road property to find a long entrance hall adorned with beautiful traditional tiles and original architrave, setting the tone for the home's historic charm.

To the right, the family lounge welcomes you with a cosy log burner and large bay front window that flood the room with natural light, creating a warm and inviting atmosphere.

Continuing through the property, you'll discover a second reception room, perfect for multi-use as an office, playroom, or additional living space.

Towards the rear of the ground floor, the lovely kitchen diner offers ample space for family meals and entertaining, with direct access to a generously sized utility room, providing excellent storage and practicality.

Approximate Gross Internal Area  
157 Sq M/1690 Sq Ft



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.

On the ground floor, you'll also find access to the cellar, a space brimming with potential for various uses, from storage to a potential conversion project.

Ascending to the first floor via a split-level landing, you'll find three well-proportioned bedrooms, each offering comfort and versatility. The family bathroom, also located on this floor, is designed to meet the needs of a busy household.



# STEP OUTSIDE



Step outside Morden Road to find a charming, low-maintenance front courtyard. At the rear, enjoy a beautifully maintained split-level garden featuring a patio and lush lawn, ideal for outdoor entertaining and relaxation.

The garden is a suntrap, offering several spots to soak up the sun. Enhanced by a pergola, it provides a lovely shaded area for leisurely afternoons. Additionally, there is access to extra cellar storage under the property, adding valuable space for all your storage needs.

## INFORMATION

Postcode: NP19 7EU

Tenure: Freehold

Tax Band: D

Heating: Gas

Drainage: Mains

EPC: D







## DIRECTIONS

Head southeast on Coldra Roundabout toward Ringland Way/Southern Distributor Road/A48, Exit the roundabout onto the M4, continue for 2.2 miles exiting at B4596 junction 25, at Caerleon Interchange take the first exit onto Caerleon Road/B4596, follow the road for 0.2 miles, at the traffic lights turn left onto Duckpool Road, take the first left onto Ronald Road, then turn left onto Morden Rd and the property will be on the left hand side.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-100)		
B	(81-91)		
C	(69-80)		78
D	(55-68)	61	
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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