



LLANMARTIN

Guide price **£170,000**



229 WALTWOOD ROAD

Llanmartin, Newport NP18 2EY



Close proximity to local schools, shops & amenities

Close to the M4 Corridor

Welcome to Waltwood Road, a delightful three-bedroom terraced property located in the increasingly popular area of Underwood, Llanmartin. Perfect for first-time buyers, investors, or small families, this home offers a blend of comfort and convenience.

Inside, you'll find a bright and airy living room and dining room, a well-equipped kitchen, and three generously sized bedrooms, providing ample space for relaxation and family living.

The property is within close proximity to local schools, shops, and other amenities, ensuring all your daily needs are met with ease. Additionally, its location offers excellent connectivity, being just a short distance from the M4 corridor, making it ideal for those commuting for work.

This home is being sold with no onward chain, making your move-in process smooth and hassle-free.



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KEY FEATURES

- No onward chain
- Great levels of potential
- Generous rear garden
- Three double bedrooms
- Ideal for First time buyers or investors
- Large kitchen



STEP INSIDE



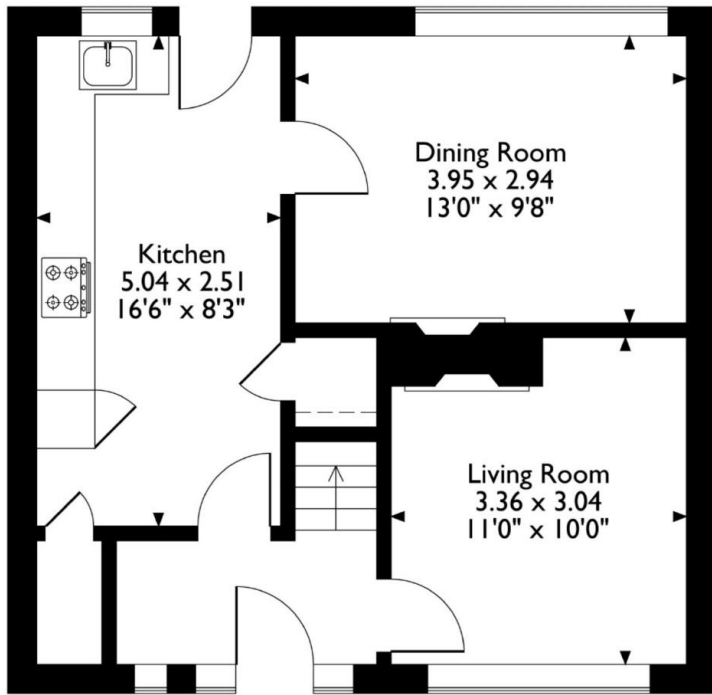
Step inside Waltwood Road, an empty property brimming with potential, ready to be transformed into your ideal home.

As you enter through the entrance hall, you'll find easy access to the generous kitchen, the cosy lounge, and the staircase leading to the first floor.

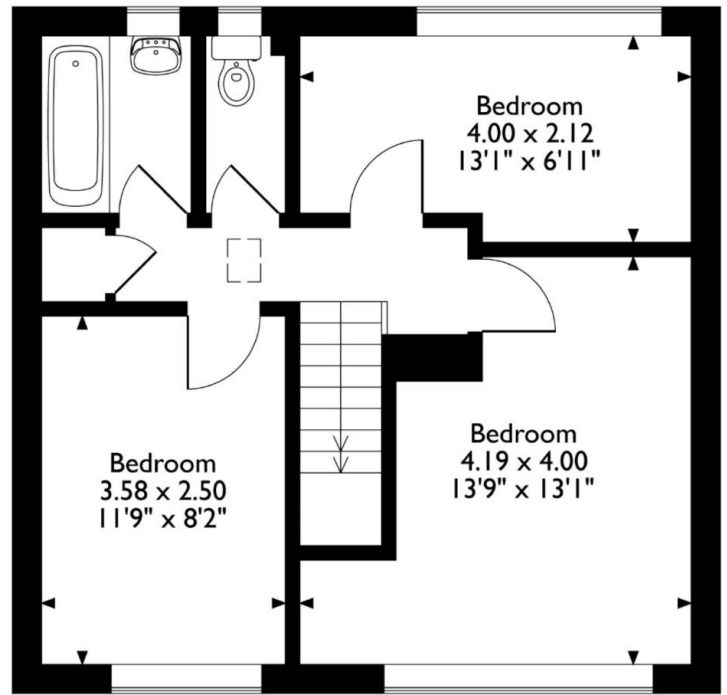
The kitchen is spacious, offering ample room for meal preparation and storage, and it connects seamlessly to a separate dining room, perfect for family meals and entertaining guests.

Also, from the kitchen you can step out into the rear garden, a blank canvas awaiting your personal touch.

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.

On the first floor, the property boasts three double bedrooms, each offering plenty of space for comfort and relaxation. The family bathroom is conveniently located, providing a practical space for daily routines, while a separate WC enhances the home's functionality.

This property is a fantastic opportunity for those looking to create a personalised living space. Its layout and potential make it ideal.

STEP OUTSIDE



Step outside Waltwood Road and enjoy the welcoming front area, featuring a concrete path leading down to the front door, flanked by a maintained lawn.

The rear of the property boasts a generous-sized garden, a rare find in the area. This outdoor space includes a patio and a spacious lawn, ideal for gardening enthusiasts or families seeking a play area for children.

INFORMATION

Postcode: NP18 2EY

Tenure: Freehold

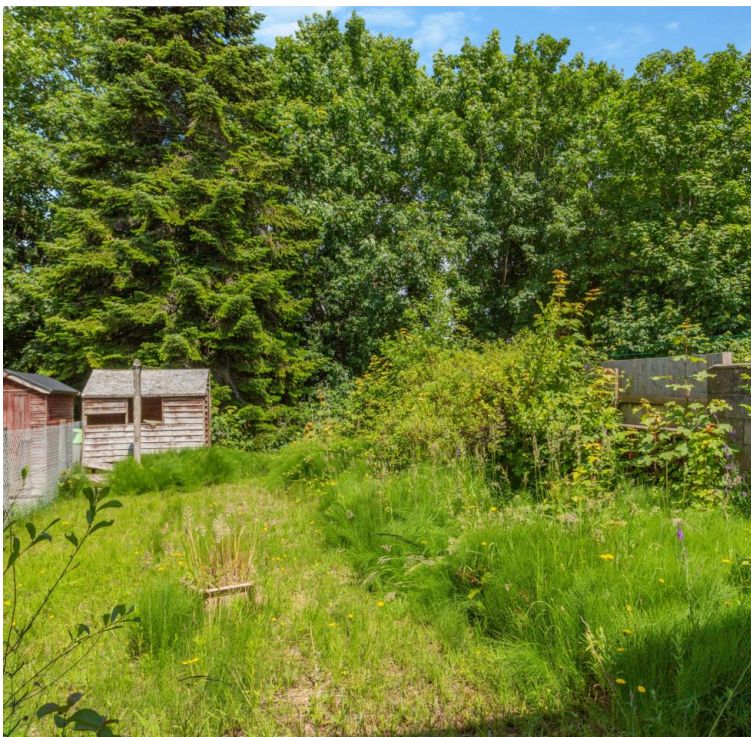
Tax Band: TBC

Heating: Gas

Drainage: Mains

EPC: C





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, all the way down and around to Llanmartin Primary school. Then continue on the one-way system around to the right and the property is a few hundred yards on the left-hand side, Number 229.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		85
(81-91)	B		
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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