



NEWPORT

Offers over £280,000



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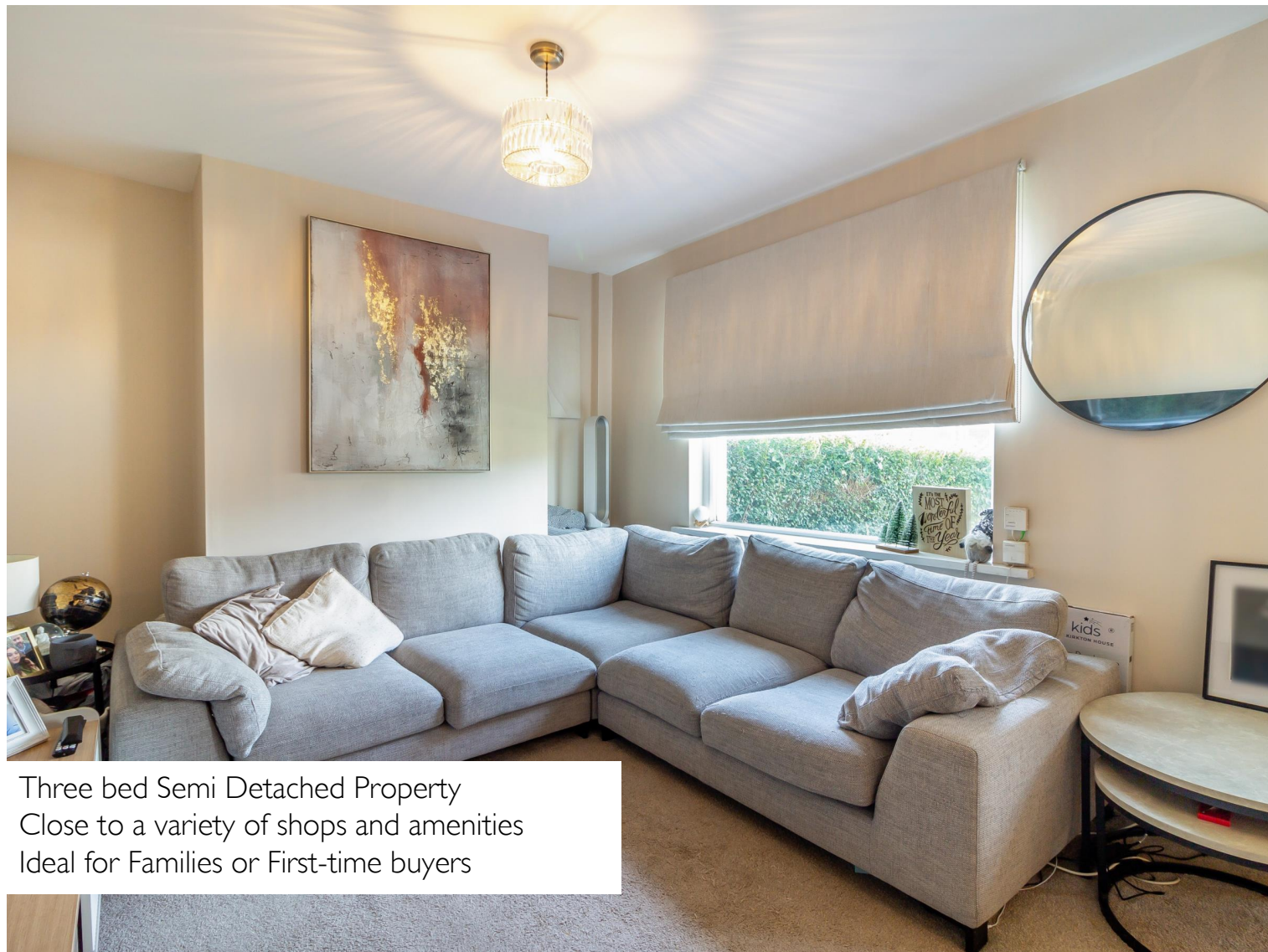
[www.archerandco.com](http://www.archerandco.com)

To book a viewing call 01633 449884



# 36 CORNWALL ROAD

Newport, NP19 7SS



Three bed Semi Detached Property  
Close to a variety of shops and amenities  
Ideal for Families or First-time buyers

Situated in the desirable area of St. Julians, this three-bedroom semi-detached property offers a spacious and welcoming home perfect for families or first-time buyers. With its excellent location, this property combines the convenience of city living with the charm of a community-oriented neighbourhood.

The home lies within the catchment area for local schools, making it an ideal choice for families. Parks and green spaces are just a short stroll away, offering great spots for leisurely walks or outdoor activities. For those who enjoy shopping and dining, Newport city centre is within walking distance, providing a variety of retail and entertainment options. For commuters or those venturing further afield, the property is conveniently close to the M4 corridor, giving easy access to Cardiff, Bristol, and beyond. Additionally, retail parks and larger shopping destinations are just a short drive away, adding to the property's prime location. St. Julians is well-known for its elevated position, offering stunning views across Newport and toward the historic town of Caerleon. It's also a haven for dog walkers and nature enthusiasts.

Whether you're looking for a place to raise a family, enjoy local amenities, or commute with ease, this property on Cornwall Road offers the perfect blend of space, convenience, and location.





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### KEY FEATURES

- Semi Detached
- Three bedrooms
- Driveway
- Utility room
- Great location
- Close to M4 corridor



# STEP INSIDE



As you step into this charming home, you're greeted by a welcoming hallway that sets the tone for the rest of the property.

Off the hallway, you'll find a generously sized, modern living room, bathed in natural light thanks to a lovely bay window. This inviting space is perfect for relaxing with family or entertaining guests.

Returning to the hallway, you'll discover a beautifully appointed modern kitchen. Designed with functionality in mind, it offers ample storage, sleek finishes, and everything you need to create delicious meals.

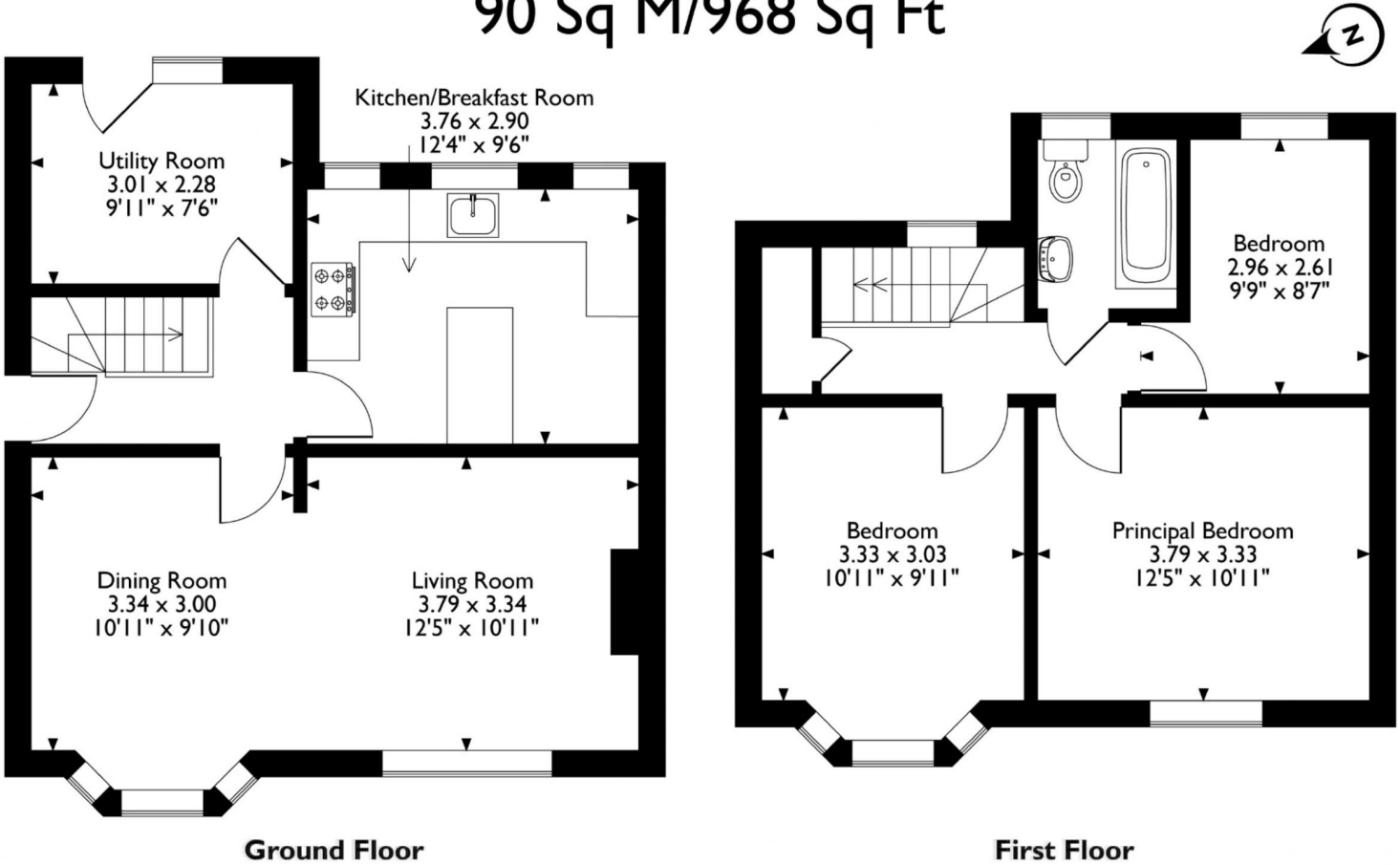
Also accessed from the hallway is a spacious, versatile room. Whether you need a dedicated utility space, a home office, or even a playroom, this room adapts to suit your needs.

From here, a convenient back door leads out to the property's spacious rear garden perfect for outdoor dining, gardening, or simply unwinding.



Approximate Gross Internal Area

90 Sq M/968 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.

Heading upstairs, you'll find three generously proportioned bedrooms, each offering comfort and flexibility for family living. The main bathroom completes this level, providing a modern, stylish suite for all your needs.

This thoughtfully laid-out home combines modern touches with practical living spaces, making it the perfect choice for those seeking comfort and convenience.



# STEP OUTSIDE



The front garden features a low maintenance lawn and a convenient driveway for off-road parking. For those seeking additional parking, there's potential to open up the space further. A side access gate leads you to the rear garden, where a few steps take you up to a well-maintained lawn ideal for children to play or for enjoying sunny days. Toward the far end of the garden, a charming seating area awaits, perfect for relaxing or entertaining while overlooking the peaceful local park. This outdoor space beautifully complements the home.

## INFORMATION

Postcode: NP19 7SS

Tenure: Freehold

Tax Band: D

Heating: Gas

Drainage: Mains

EPC: D







## DIRECTIONS

Head east on Clarence Place (B4596), keep left to continue on Caerleon Road (B4596), take a slight right onto Church Road, proceed straight at the roundabout onto Christchurch Road, then take the third left onto Cornwall Road and the property will be located on the left-hand side.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		83
B (81-91)		
C (69-80)		
D (55-68)	62	
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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