



LLANMARTIN

Guide price £170,000



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261 WALTWOOD ROAD

Llanmartin, Newport NP18 2EY



Close proximity to local schools, shops & amenities
Close to the M4 Corridor
Three bedroom terraced property

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 great space and convenience. Inside, you'll find a generous living room/ 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.



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KEY FEATURES

- No onward chain
- Three bedrooms
- Ideal location
- Generous lounge
- Generous rear garden
- Great levels of potential
- Ideal for Investors or First-time-buyers



STEP INSIDE

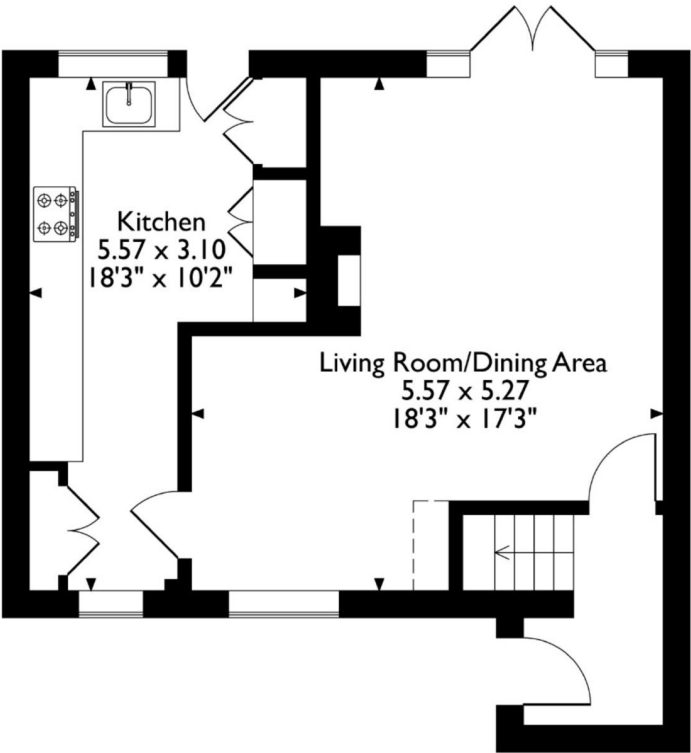


As you step through the front porch, to your left are the stairs leading to the first floor, while straight ahead, you'll find the heart of the home, a spacious living room/diner. This space boasts sliding doors that open directly onto the rear garden, creating a seamless indoor-outdoor flow, perfect for family gatherings or summer evenings.

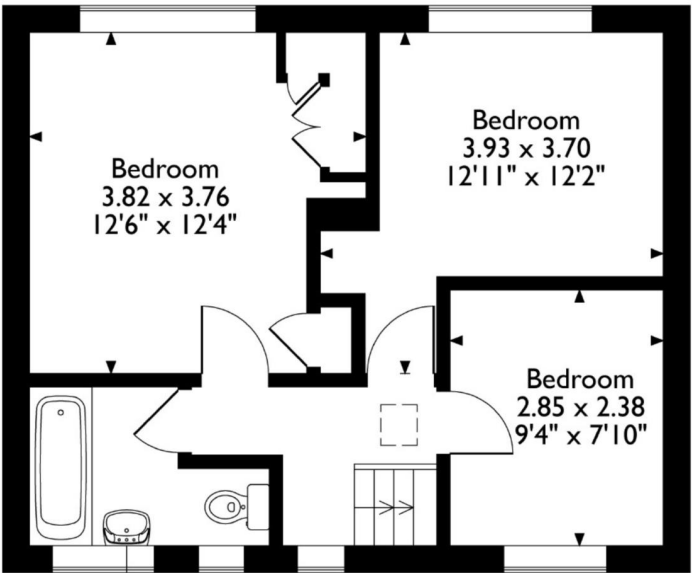
Off the living room, you'll enter a modern kitchen, which also offers convenient access to the rear garden via a back door. Heading upstairs, the first floor reveals three generously sized bedrooms, ideal for a growing family or home office space.

Approximate Gross Internal Area

83 Sq M/893 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.

The main bathroom is also located here, offering practicality and convenience.

While some areas of the property would benefit from renovation, it presents a fantastic opportunity to add your personal touch and create your dream home.

STEP OUTSIDE



Step outside Waltwood Road and enjoy the welcoming front garden, featuring a concrete path leading down to the front door, laid to lawn. The rear of the property boasts a generous-sized garden, this outdoor space includes a patio and a spacious lawn, ideal for gardening enthusiasts or families seeking a play area for children.

AGENTS NOTE:

This property is a non-standard Wimpey No-fines construction.

INFORMATION

Postcode: NP18 2EY

Tenure: Freehold

Tax Band: C

Heating: Gas

Drainage: Mains

EPC: D



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 261.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)	64	74
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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