



NEWPORT

Offers over £250,000



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19 SUMMERHILL AVENUE

Newport, NP19 8FP



Great location
Close to local shops, schools and amenities
Close to M4 corridor

Situated on the sought-after Summerhill Avenue in the ever-popular St Julians area of Newport, this charming 1930s three-bedroom semi-detached home offers an excellent opportunity for first-time buyers and small families alike. Combining traditional character with modern comforts, the property boasts a spacious bay-fronted lounge, a well-appointed kitchen and a downstairs WC. Upstairs, you'll find two generous double bedrooms, a single bedroom, and a family bathroom. The home benefits from gas central heating and double glazing throughout. Externally, the property enjoys a low-maintenance front garden, a private and enclosed rear garden perfect for entertaining, and convenient side access. Ideally located within walking distance of well-regarded primary and secondary schools, local parks, play areas, and a variety of amenities. Excellent transport links are close at hand, with easy access to the M4 corridor for commuting to Cardiff, Bristol, and beyond.



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KEY FEATURES

- Semi-detached
- Downstairs WC
- Large kitchen diner
- Ideal for first time buyers or small families
- Well maintained garden
- Modern kitchen and bathroom



STEP INSIDE



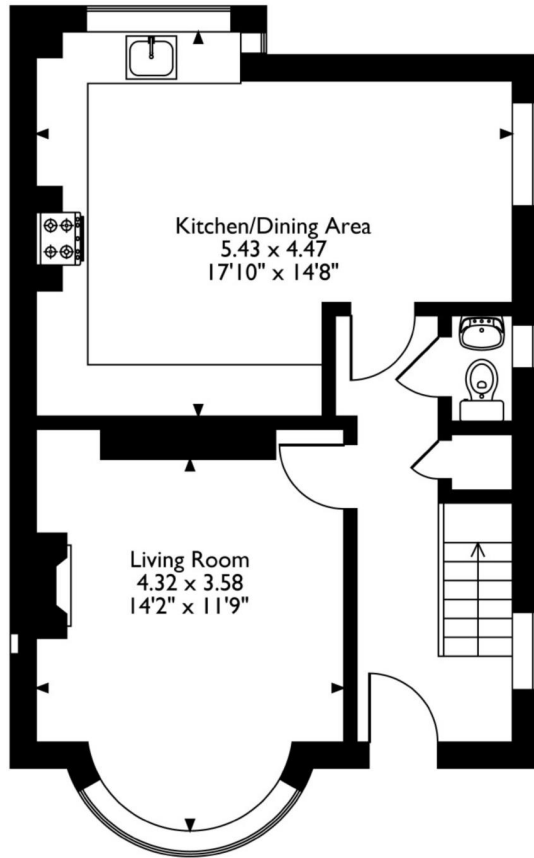
As you step inside this welcoming home on Summerhill Avenue, you're greeted by a bright and spacious entrance hall that sets the tone for the rest of the property.

To your left, you'll find a generous family lounge featuring a beautiful bay window that floods the room with natural light, creating a warm and inviting space to relax.

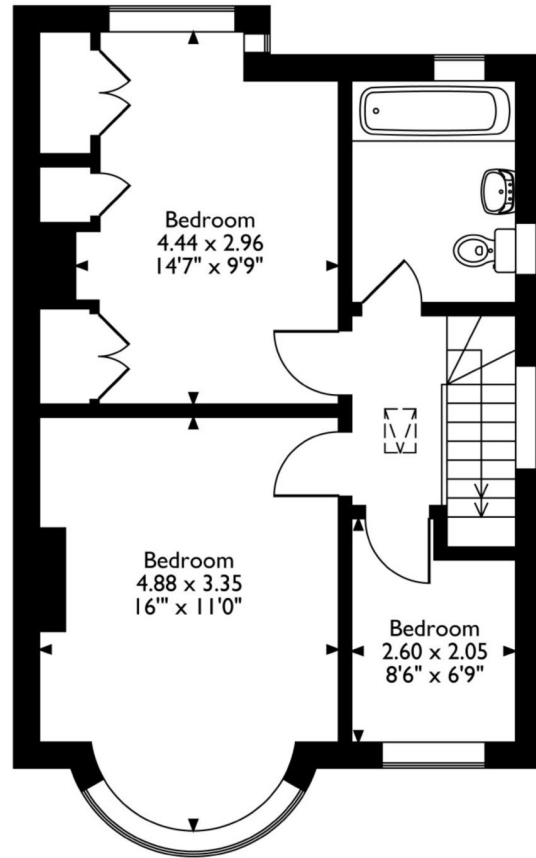
Heading back into the hallway, there is convenient access to a downstairs cloakroom, thoughtfully installed by the current owners perfect for busy family life.

Straight ahead, you'll discover a generously sized kitchen/diner, created by the previous owners through a thoughtful conversion. This impressive space is ideal for both family meals and entertaining, offering an array of ample storage units and plenty of room to cook and dine.

Approximate Gross Internal Area 92 Sq M/990 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.

From the hallway, stairs lead you up to the first floor where you'll find three well-proportioned bedrooms, two doubles and a comfortable single, along with a modern family bathroom.

Each room benefits from natural light and offers flexible living arrangements for growing families or those working from home.

STEP OUTSIDE



To the front of the property, you'll find a well-presented garden with a patio laid to lawn bordered by mature shrubs, with steps leading up to the main entrance. A side gate offers convenient access to the rear garden. The rear garden is a fantastic outdoor space, arranged over two tiers and enjoying plenty of sunlight throughout the day. The first tier features a spacious patio area, perfect for social events, summer barbecues, or relaxing with family and friends. Steps lead up to the second tier, which is laid to lawn and ideal for children to play or for garden enthusiasts to enjoy. The garden is low maintenance, with mature trees and greenery providing privacy and charm.

INFORMATION

Postcode: NP19 8FP

Tenure: Freehold

Tax Band: D

Heating: Gas

Drainage: Mains

EPC: D





DIRECTIONS

South bound on Caerleon Road (B4596) just past the local shops on the right hand side, take the left onto Duckpool Road, follow the road down to the mini roundabout and take the first exit onto Christchurch road follow the road up and take the second right onto Summerhill Avenue. The property is on the left-hand side, Number 19.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		85
B (81-91)		
C (69-80)		
D (55-68)	67	
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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