

67 GWYDDON ROAD. NEWPORT. NP11 5GZ

OFFERS OVER £180,000

A fantastic opportunity to purchase this newly modernised and spacious 3 bedroom mid terrace property in the popular village of Abercarn. Ideally located on a quiet street, close to local amenities, fantastic forest walks and cycle routes!

Internally the property has been newly modernised throughout and benefits from; Brand new gas combi boiler, new roof to the kitchen, brand new contemporary kitchen with new electric oven, extractor and hob, brand new bathroom and downstairs WC, new carpets and floor coverings, redecorated throughout, updated electrics with latest edition fuse board.

On the ground floor is the entrance hallway, downstairs WC, dining room with French doors leading to the lounge. There is a fantastic brand new, modern kitchen to the rear. On the first floor are three excellent sized bedrooms and brand new, contemporary family bathroom.

ENTRANCE HALLWAY



Entrance hallway with doors leading to the downstairs WC, dining room and stairs to the first floor.

DOWNSTAIRS WC



Brand new downstairs WC, with wash hand basin and low level WC.

DINING ROOM

18'09 x 8'11 max (5.72m x 2.72m max)



Spacious dining room with direct access to the lounge via French doors and to the kitchen.

LOUNGE

12'06 x 11'11 max (3.81m x 3.63m max)



Generous lounge boasting a feature fireplace with log burner.

KITCHEN

17'09 x 6'06 max (5.41m x 1.98m max)



To the rear of the property sits a large newly fitted kitchen with brand new electric oven, hob and extractor fan. Contemporary units and work tops, with plenty of cupboard space and room for appliances. Along with direct access to the rear garden.

BEDROOM ONE

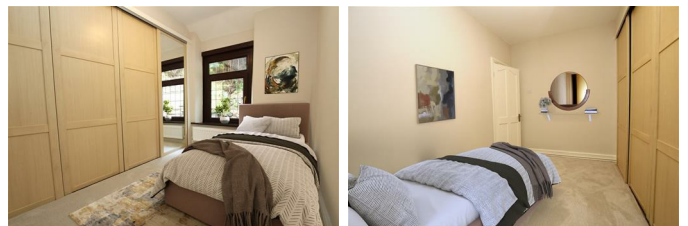
12'01 x 9'11 max (3.68m x 3.02m max)



Spacious bedroom with feature fireplace and front facing window.

BEDROOM TWO

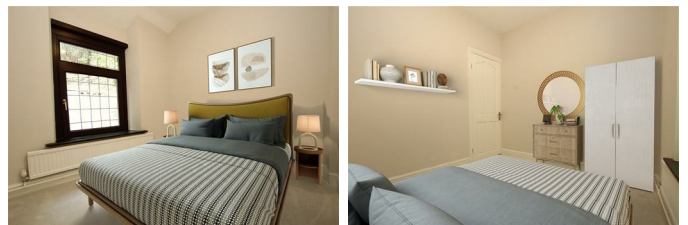
12'07 x 7'01 max (3.84m x 2.16m max)



Spacious bedroom with built in wardrobe storage and window overlooking the rear garden.

BEDROOM THREE

9'05 x 9'02 max (2.87m x 2.79m max)



Spacious bedroom with window overlooking the rear garden.

BATHROOM

9'04 x 5'11 max (2.84m x 1.80m max)



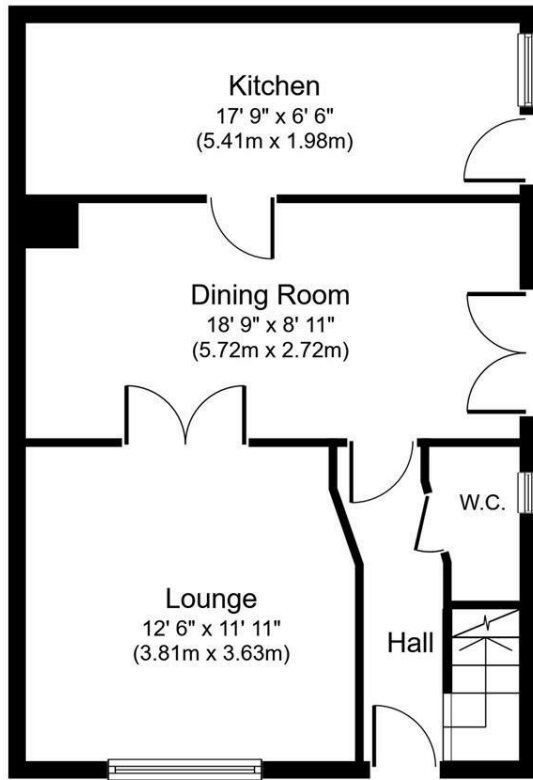
Brand new contemporary bathroom with vanity sink unit, bath with shower over, low level WC and heated towel rail.

OUTSIDE SPACE

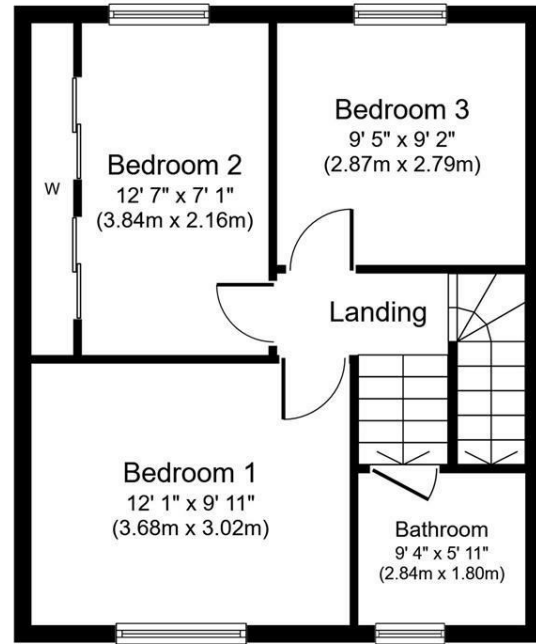


Externally the property offers a front forecourt and enclosed rear garden offering fantastic views.

FLOOR PLAN



Ground Floor
Approximate Floor Area
525 sq. ft.
(48.7 sq. m.)

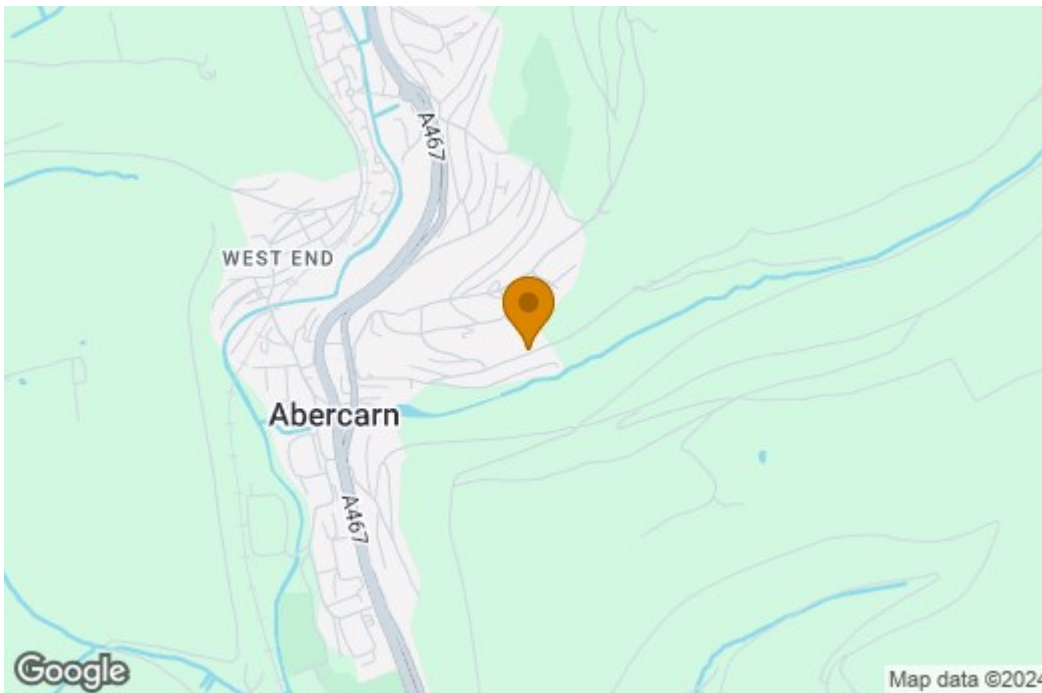


First Floor
Approximate Floor Area
428 sq. ft.
(39.8 sq. m.)

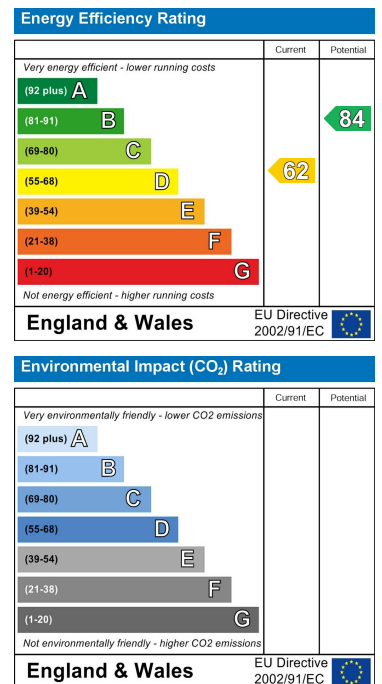
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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AREA MAP



ENERGY EFFICIENCY GRAPH



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