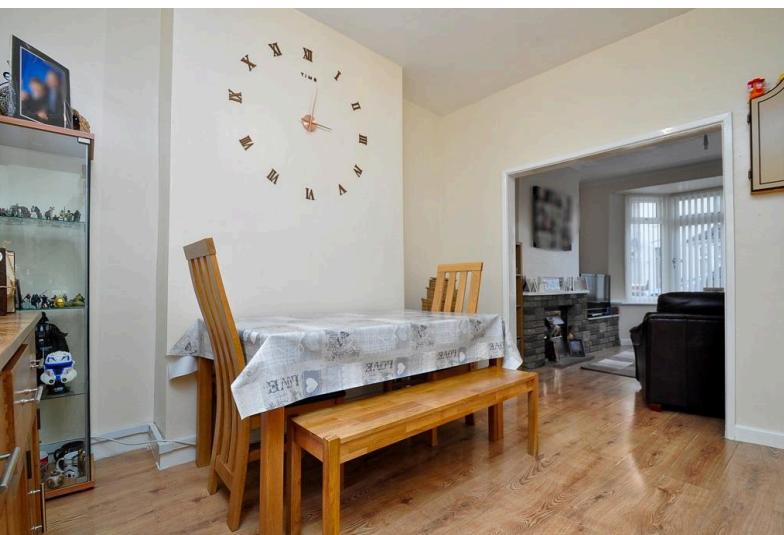
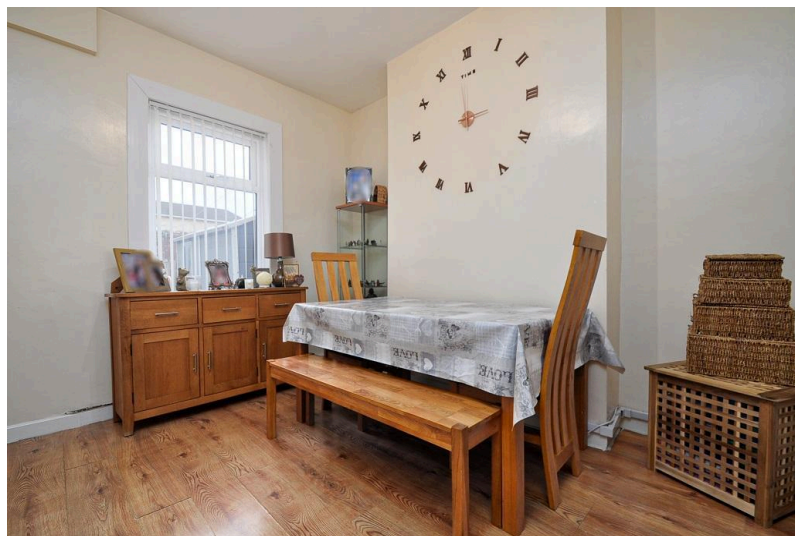
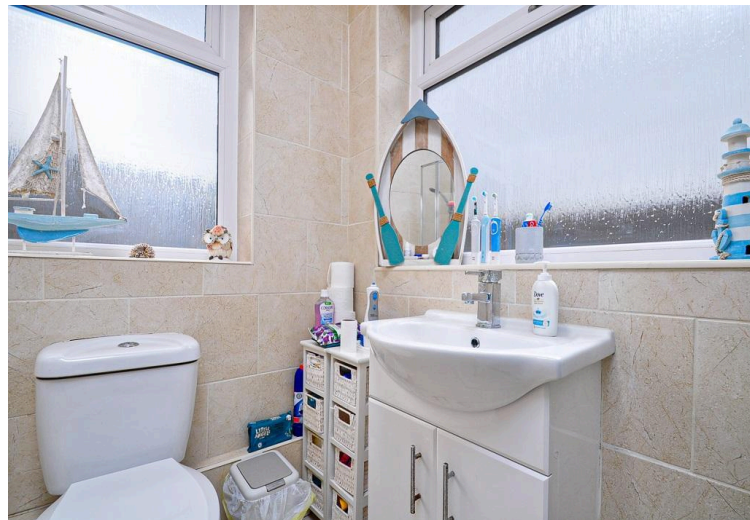
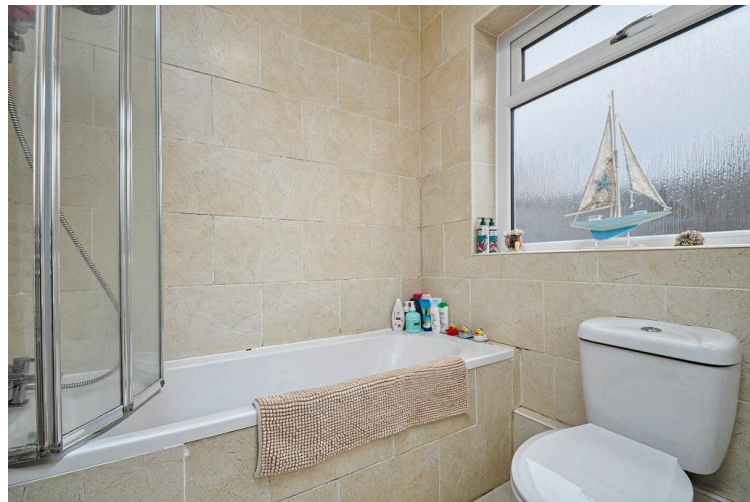


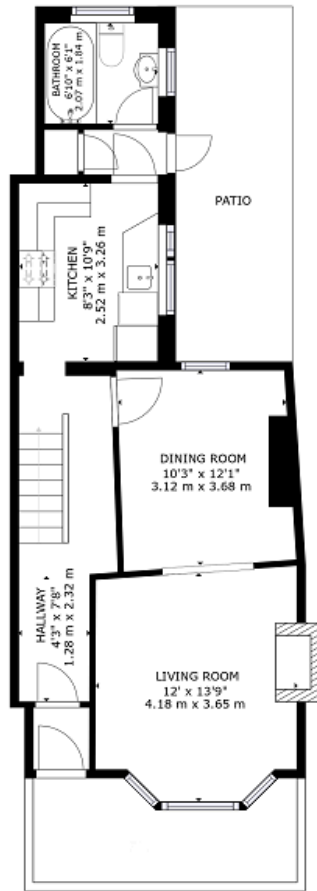
### Key Features

THREE BEDROOMS | CLOSE TO LOCAL AMENITIES | STONES THROW FROM GLAN USK PRIMARY | CLOSE TO M4 CORRIDOR | IDEAL FIRST-TIME BUY | PERFECT FAMILY HOME | SOUGHT-AFTER LOCATION | BOOK YOUR VIEWING TODAY!

This perfect family home is located in the sought-after area of St Julians. You are only a stone's throw away from the sought-after Glan Usk Primary and St Julians High schools helping make the kids trip to school completely stress free. This lovely home is only a short drive to Newport City Centre where Friars Walk and Newport Train Station are situated as well as only being a two-minute drive for access onto the M4 corridor making the morning commute a breeze in the park. You are only a short walk away from the popular Glebelands Park perfect for walking your dog and spending time with the whole family. The property is also just around the corner from Caerleon Road where there are many local amenities such as hairdressers, pharmacies and convenience stores. As you enter the house through the attractive teal coloured front door, the ground floor offers an open plan living/dining area with dual aspect windows proving plenty of natural light throughout. The spacious kitchen towards the rear of the house is complemented with ample modern wall and base units, a double oven and gas hob, as well as boasting plenty of work surface space ideal for preparing those family meals without any struggles. The family bathroom includes a full white suite with tiled walls from floor to ceiling. The first floor offers three bedrooms including two doubles perfect to make this property your home for many years to come. As you enter the rear garden, you are greeted with a spacious patio area perfect to sit outside in the evening sun with a drink or two. The garden is split into a further two sections with a well maintained lawn ideal for the kids to run around, and a smart decking space at the rear which will work amazingly to entertain with the whole family. Don't miss out on your chance of a viewing today!







FLOOR 1

GROSS INTERNAL AREA  
 FLOOR 1: 596 sq ft, 55.65 m<sup>2</sup>, FLOOR 2: 390 sq ft, 36.51 m<sup>2</sup>  
 EXCLUDED AREAS; PORCH: 84 sq ft, 7.85 m<sup>2</sup>, PATIO: 147 sq ft, 13.66 m<sup>2</sup>  
 TOTAL: 949 sq ft, 88.16 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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

### DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.