



## Grafton Road, Newport

**Guide Price £210,000 - £220,000**

- Three Bedrooms
- Two Reception Rooms
- Enclosed Patio Garden
- Permit Parking
- Bay Windows
- Close to Newport City Centre, Schools and Leisure Facilities
- Excellent Transport Links Via Newport Train Station, Bus Station and M4
- EPC Rating: Awaiting



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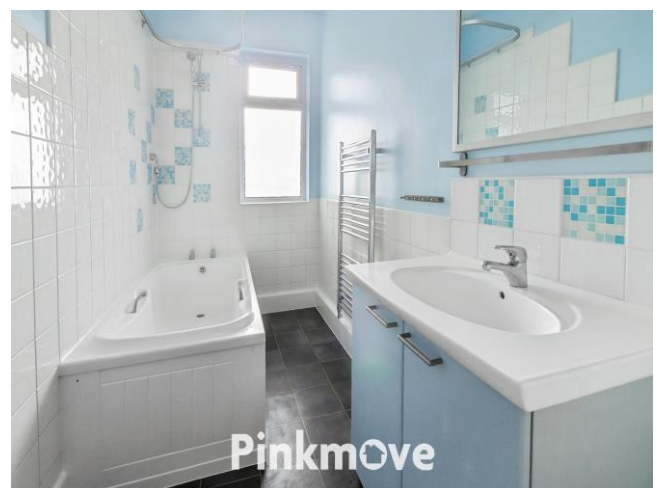


## About the property

This recently renovated three-bedroom mid-terrace property offers a wonderful combination of character and modern comfort in a highly convenient location. The ground floor features a welcoming lounge with a bay window to the front, creating a bright and inviting space. A separate dining room sits at the heart of the home, leading through to a well-appointed kitchen at the rear, which provides access to an enclosed patio garden—perfect for relaxing or entertaining outdoors.

Upstairs, you'll find three versatile bedrooms, ideal for family living or home office use, along with a family bathroom and a separate WC for added practicality.

The property has been thoughtfully updated and benefits from regular boiler servicing, ensuring peace of mind for the new owners. Permit parking is available to the front. Situated on Grafton Road, this home enjoys excellent access to local schools, shops, and everyday amenities. Newport town centre and Newport Train Station are approx. 0.5 mile walk away and the M4 is a short drive away, making this an ideal choice for commuters. Public transport links are also close by, adding to the convenience of this well-connected location. This is a fantastic opportunity to secure a stylish and practical home in one of Newport's popular residential areas.





## Accommodation

### Lounge

13' 7" x 11' 7" ( 4.14m x 3.53m )

### Diner

14' x 12' ( 4.27m x 3.66m )

### Kitchen

14' 1" x 7' 8" ( 4.29m x 2.34m )

### Bedroom 1

15' 8" x 9' 8" ( 4.78m x 2.95m )

Max Measurements

### Bedroom 2

14' 1" x 8' 10" ( 4.29m x 2.69m )

### Bedroom 3

9' 1" x 7' 9" ( 2.77m x 2.36m )

### WC

4' 5" x 3' 2" ( 1.35m x 0.97m )

### Bathroom

10' x 5' ( 3.05m x 1.52m )

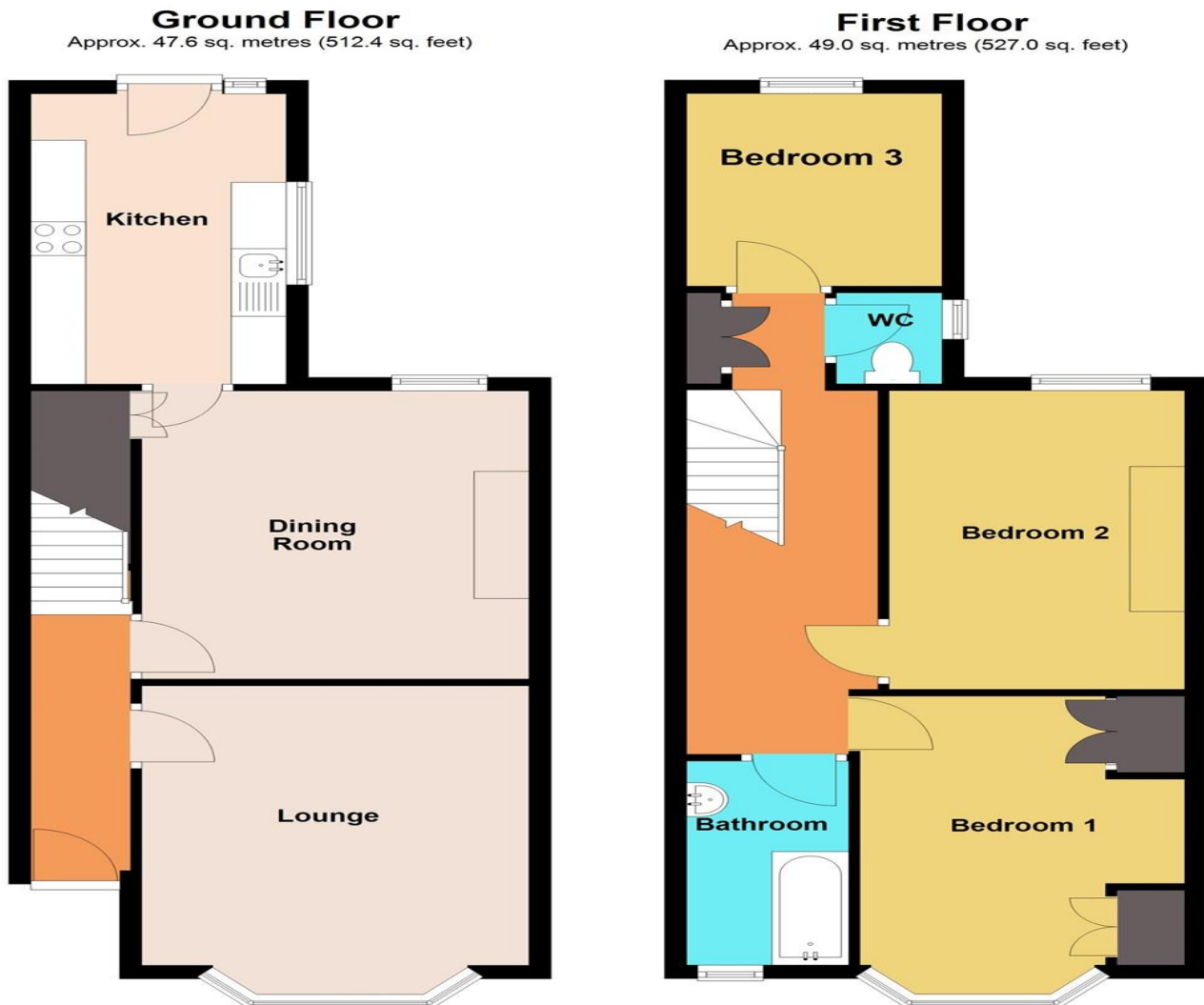


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## Floorplan



Total area: approx. 96.6 sq. metres (1039.4 sq. feet)  
**38 Grafton Road**

## Important Information

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