



## 9 ST. JOHNS ROAD, NEWPORT, PO30 1LN £435,000

Situated in one of Newport's most historically sought-after locations, this elegant semi-detached period home combines timeless character with excellent family living space.

Beautifully presented throughout, the property features five bedrooms, two inviting reception rooms, and a spacious kitchen/diner — perfect for family gatherings and modern day living. High ceilings and original detailing reflect its heritage, while thoughtful updates ensure comfort and practicality.

Outside, a detached double garage provides excellent parking or potential for a home office, gym, or creative studio — offering real versatility to suit your lifestyle.

Set along the ever-desirable St John's Road, this is a rare opportunity to secure a substantial family home in one of Newport's most distinguished addresses — moments from town amenities, schools, and transport links.

## Entrance Hall

## DINING ROOM

11'3" x 14'10" (3.43m x 4.52m)

Feature fireplace. French Doors leading to Conservatory/Porch. Radiator. The Conservatory offers a pleasant place to sit and relax, with a pleasant aspect over the front garden.

## LIVING ROOM

11'3" x 14'10" (3.43m x 4.52m)

Feature fireplace. Double glazed window to rear aspect. Radiator. Ceiling rose.

## KITCHEN/DINER

10'8" x 15'4" (3.25m x 4.67m)

The social heart of the home. The Kitchen incorporates a dining area - perfect for informal eating and socialising. Enjoying a rear aspect over the garden the Kitchen is fitted with a range of attractive wall and base units. Integrated dishwasher, gas hob and electric oven. Access to the rear patio and garden is provided. Access also to the Utility room.

## UTILITY ROOM

Housing the Boiler.

## DOWNSTAIRS WC

WC and Handbasin.

## First Floor Landing

## FAMILY BATHROOM

LVT flooring with underfloor heating. Walk-in shower, fitted bath, sink and WC. Double glazed window to rear and side aspect. Heated towel rail.

## BEDROOM ONE

14'9" x 15'3" (4.50m x 4.65m)

A super size Bedroom with double glazed bay window to front aspect. Feature fireplace. Radiator.

## BEDROOM TWO

11'2" x 14'10" (3.40m x 4.52m)

Double glazed window to rear aspect. Feature fireplace. Radiator.

## Second Floor.

## BEDROOM THREE

12'4" x 14'9" (3.76m x 4.50m)

Double glazed window to front aspect. Feature fireplace. Radiator.

## BEDROOM FOUR

11'2" x 14'8" (3.40m x 4.47m)

Double glazed window to rear aspect. Radiator. Fireplace.

## BEDROOM FIVE

9'3" x 10'4" (2.82m x 3.15m)

Double glazed window to rear aspect. Radiator.

## SHOWER ROOM

Corner shower, sink and WC.

## OUTSIDE

A small but pleasant area of garden to the front with a pathway leading to the front reception porch. There is an enclosed garden to the rear with an area of lawn and terraced patio. To the rear of the garden lies the Detached Double Garage which is access from Mount Pleasant Road. The garage is substantial and offers versatility; including useful parking and general storage or perhaps even a home office. This is a real feature, so close to town.

## TENURE

This property is Freehold. Council tax band D.

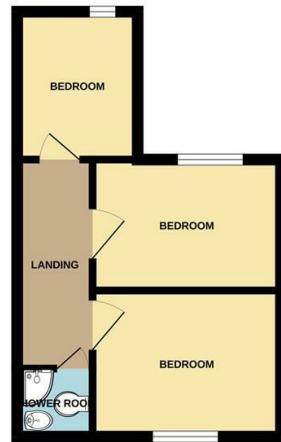
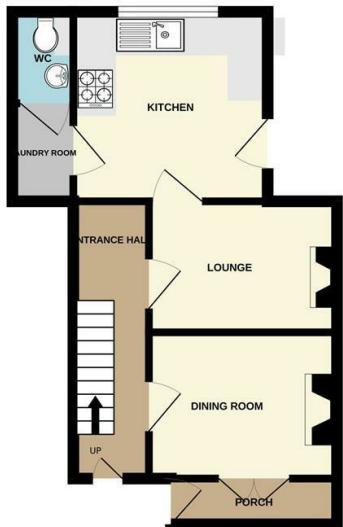




GROUND FLOOR

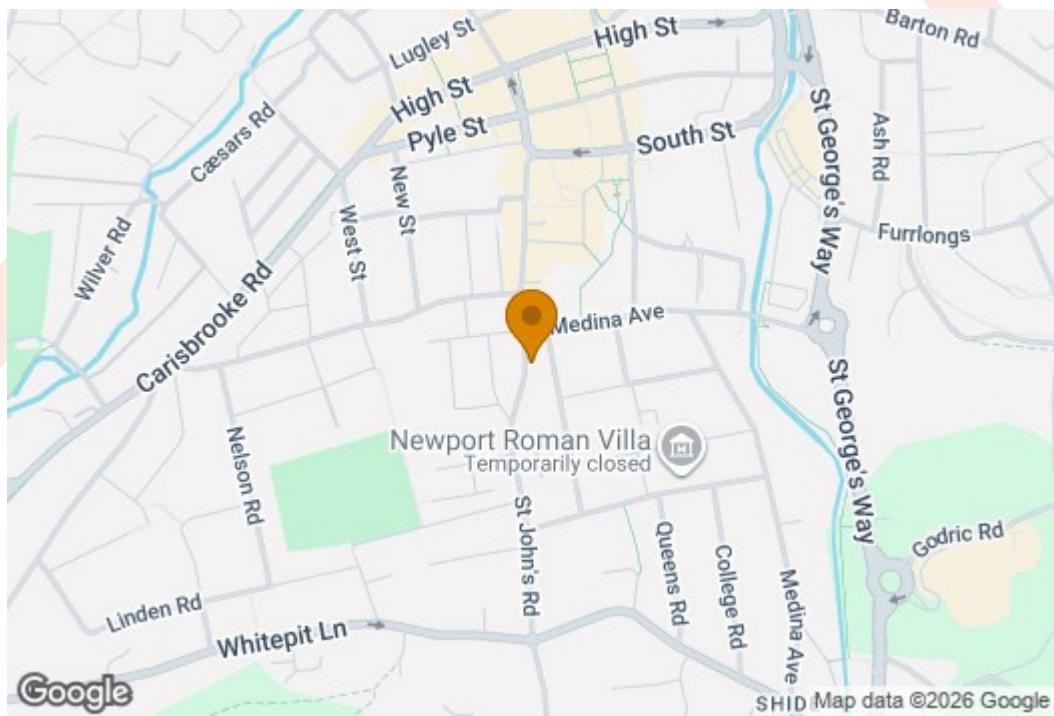
1ST FLOOR

2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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