

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



BRYNGWYN ROAD  
BANESWELL

BRYNGWYN ROAD

BANESWELL, NP20 4JS - £575 PCM

1 bedroom(s) 1 bathroom(s) sq ft

In a prime, central Newport location is this quite brilliant opportunity to acquire this superb DOUBLE bedroom in a newly converted (and very-well-presented) semi-detached property. Located on Bryngwyn Road and therefore just a 10-15 minute walk to the train station, the property would be a great option for professionals working in the City Centre or commuting in and out of the City. All bills are included and this room (room 7) shares a kitchen and lounge with five other tenants. The room is an extremely spacious double room located on the top-floor with double bed, chest of drawers and wardrobe. The room has access to a beautiful shared bathroom, shared between two bedrooms. The standard of furnishing and finishing throughout is of the highest quality - a brilliant house share option!

ALL BILLS INCLUDED. GAS CENTRAL HEATING. OFF-ROAD PARKING. FURNISHED.

EPC RATING of D  
COUNCIL TAX INCLUDED

A holding fee of one weeks' rent will be payable to secure the dwelling. This will be deducted from the final balance payable upon moving into the dwelling, subject to a successful application. Jeffrey Ross Limited reserves the right to retain this payment should the applicant have provided false or misleading information at the time of applying for the dwelling or failed to take reasonable steps to enter into the Standard Occupation Contract.



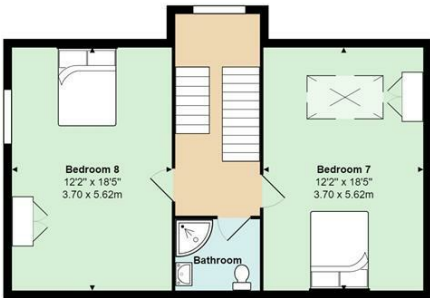
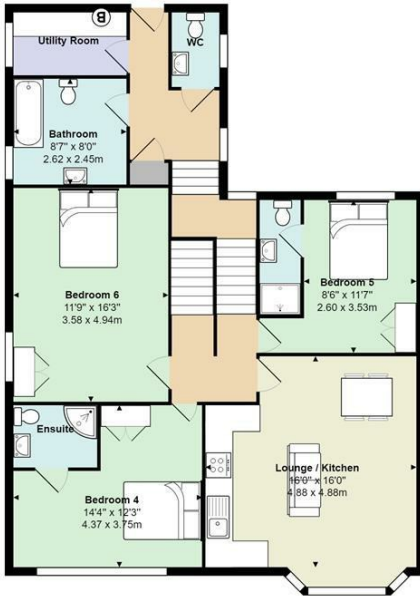
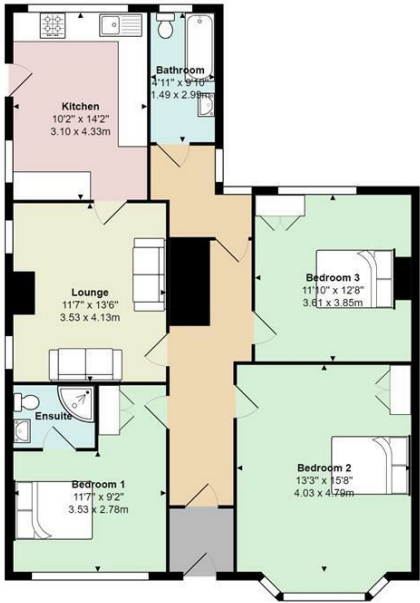
Bryngwyn Road, Newport

| Energy Efficiency Rating                    |               |                                                                                                                |
|---------------------------------------------|---------------|----------------------------------------------------------------------------------------------------------------|
|                                             | Current       | Potential                                                                                                      |
| Very energy efficient - lower running costs |               |                                                                                                                |
| (92 plus) A                                 | <div>62</div> | <div>82</div>                                                                                                  |
| (81-91) B                                   |               |                                                                                                                |
| (69-80) C                                   |               |                                                                                                                |
| (55-68) D                                   |               |                                                                                                                |
| (39-54) E                                   |               |                                                                                                                |
| (21-38) F                                   |               |                                                                                                                |
| (1-20) G                                    |               |                                                                                                                |
| Not energy efficient - higher running costs |               |                                                                                                                |
| England & Wales                             |               | EU Directive<br>2002/91/EC  |

PROPERTY SPECIALIST

Mr Rhys Carter  
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Senior valuer



Total Area: 2766 ft² ... 257.0 m²  
All measurements are approximate and for display purposes only