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## Alicia Crescent

Guide Price £250,000 to £260,000

- Three-Bedroom Townhouse
- Single Garage and Designated Parking
- Modern, Newly Renovated Bathroom and Kitchen
- Enclosed Rear Garden
- En-Suite to Master Bedroom and Convenient Downstairs WC
- Walking Distance to Newport Town Centre



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## About the property

A well-presented three-bedroom townhouse located in the popular Alicia Terrace area of Newport, offering spacious and flexible accommodation across three floors.

The ground floor comprises a welcoming entrance hall, a modern kitchen-diner with French doors opening onto a private, enclosed rear garden, a convenient downstairs WC, and access to an internal single garage—ideal for secure parking or additional storage.

The first floor features a bright and spacious reception room, a double bedroom, and a contemporary family bathroom. On the top floor, the master bedroom benefits from its own en-suite, alongside another generously sized double bedroom.

The property also includes one designated parking space to the rear and gated garden access for added convenience.

Ideally located within walking distance of Newport City Centre, with excellent transport links including Newport Train Station (approx. 1.5 miles), easy access to the M4, and nearby schools and retail amenities such as Spytt Retail Park.

This attractive home is perfect for first-time buyers, families, or investors. Early viewing is highly recommended—contact the office today to arrange your appointment or request further details.





## Accommodation

### Kitchen/Diner

15' 1" x 15' 8" ( 4.60m x 4.78m )  
Max Measurements

### Garage

16' 8" x 9' 1" ( 5.08m x 2.77m )

### Living Room

12' 2" x 15' 10" ( 3.71m x 4.83m )  
Max Measurements

### Bathroom

6' x 9' 3" ( 1.83m x 2.82m )

### Bedroom 1

12' 3" x 15' 9" ( 3.73m x 4.80m )

### Bedroom 2

9' 2" x 15' 9" ( 2.79m x 4.80m )

### Bedroom 3

9' 2" x 9' 3" ( 2.79m x 2.82m )

### En-Suite

6' x 8' 9" ( 1.83m x 2.67m )

### Agent Note

There is an annual service charge associated with this property. Please ask for details



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## Floorplan



## Important Information

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