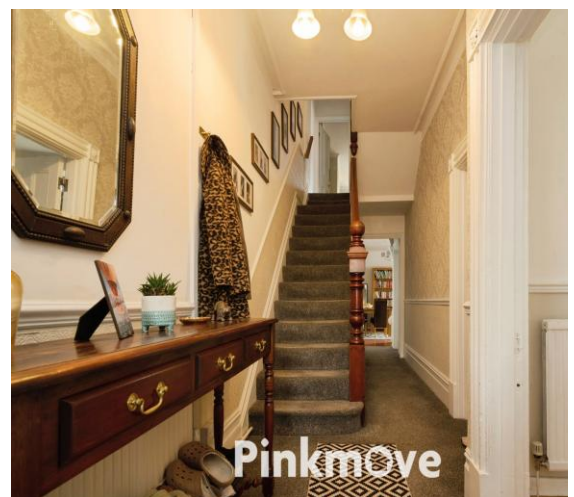




## Waterloo Road

Offers in the region of £350,000

- Impressive large period property
- Three Reception Rooms
- Overlooking the picturesque Belle Vue Park
- Master Bedroom with En-Suite
- Downstairs WC
- Excellent road links to the M4
- 1 mile Walk to Newport Train Station
- EPC Rating: D



 4  2  3

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team@pinkmove.co.uk



## About the property

This impressive four-bedroom period home, built in 1896, is beautifully positioned directly opposite the picturesque Belle Vue Park and just moments from Newport City Centre. The property offers excellent access to both railway and bus stations, along with superb road links to the M4.

Exceptionally well presented throughout, this substantial bay-fronted end-terrace family home boasts a wealth of charming period features.

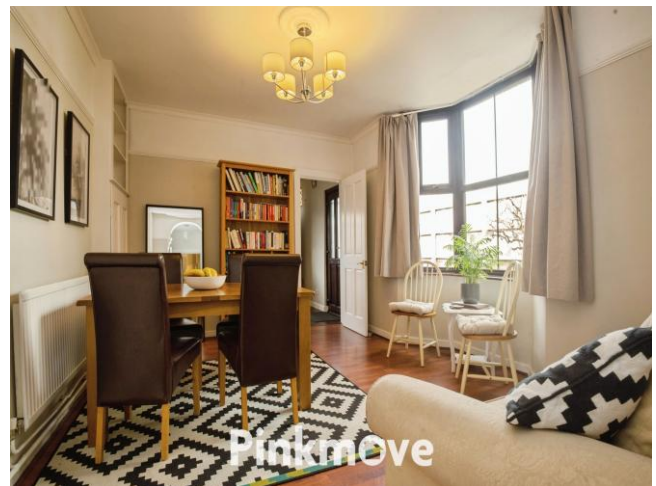
You are welcomed by a grand entrance hallway leading to two spacious reception rooms and a separate dining room, each offering generous living space and characterful detailing. The ground floor also includes a cloakroom with WC and access to a large basement storage area.

The well-appointed kitchen opens out onto a large rear garden, while the front of the property offers beautiful views across Belle Vue Park towards the Bristol Channel on clearer days, making the most of its elevated and sought-after position.

The garden also offers potential for rear lane access and the option of creating off-road parking, subject to necessary permissions.

To the first floor, a split-level landing leads to four well-proportioned bedrooms, including a master bedroom with an en-suite, along with a family bathroom.

With its generous proportions, beautiful period features, superb position opposite Belle Vue Park and excellent transport links, this outstanding family home offers a rare blend of space, character and convenience.





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## Accommodation

Lounge

Living Room

Dining Room

Kitchen

Wc

Bedroom 1

Bedroom 2

Bedroom 3

Bedroom 4

En-Suite

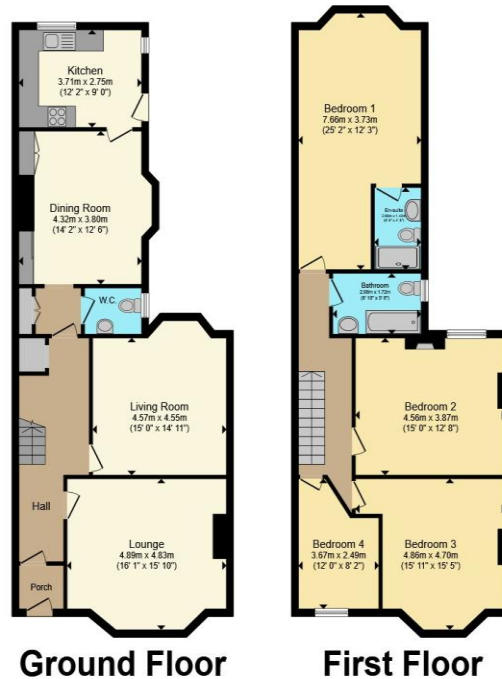
Bathroom

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## Floorplan



Total floor area 165.4 sq.m. (1,781 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.localagent.com](http://www.localagent.com)

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## Important Information

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