



**10 Grosvenor Road
Bassaleg
Newport**



FOUR BEDROOM SEMI DETACHED HOME IN BASSALEG

- NICELY PRESENTED FAMILY HOME
- UPVC DOUBLE GLAZING
- TIERED REAR GARDEN
- COMBINATION GAS BOILER
- OFF ROAD PARKING
- FOUR BEDROOMS
- DOWNSTAIRS WC
- OPEN PLAN LOUNGE/DINER
- FITTED KITCHEN
- EXCELLENT SCHOOL CATCHMENTS

£285,000



CARDIFF

1, St. Martin's Row,
Albany Road, Cardiff
CF24 3RP

info@james-douglas.co.uk
02920 456 444



NEWPORT

7 Baneswell Road
Newport, NP20 4BP
info@james-douglas.co.uk
01633 212 666



PONTYPRIDD

1 Church Street,
Pontypridd, CF37 2TH
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01443 485000

Introduction

Situated in the highly sought-after area of Bassaleg, Newport, this generous four-bedroom semi-detached home presents an excellent opportunity for those seeking spacious family living in a prime location. Nicely maintained and offered in good condition, the property does benefit from scope for modernisation inside and out, enabling new owners to update and personalise to their own taste.

Inside, well-proportioned rooms provide ample space for growing families or those desiring flexible living arrangements. All four bedrooms are a nice size, promising comfort for each member of the household or the potential for a dedicated home office or guest accommodation.

Externally, the property offers a single parking space for added convenience—ideal for busy households or visitors. To the rear the garden is tiered and has decking which is in need of some updating. Situated in a quiet and established residential neighbourhood, this home enjoys close proximity to some of the area's most reputable schools, making it highly appealing for families with educational priorities. Commuters will appreciate easy access to all major road links and the nearby M4 motorway, ensuring swift journeys to surrounding towns and cities.

Bassaleg itself is known for its friendly community atmosphere, attractive local green spaces, and a variety of local amenities. With so much on offer, this property perfectly balances peaceful suburban living with practical access to daily essentials.

Discover the potential this delightful semi-detached property holds for your next chapter. Arrange a viewing today and see all it has to offer.

Tenure

Freehold

Council Tax

Band D

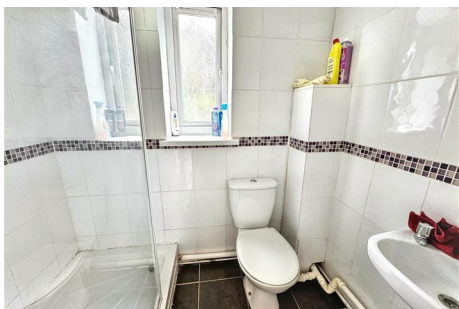
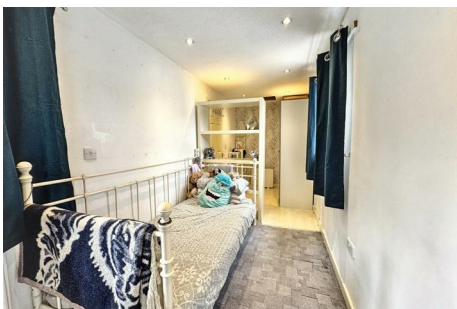
Boundaries

All boundaries should be confirmed by your solicitor

Viewings

By prior appointment with vendors agents James Douglas. Tel: 01633 212666.

These particulars do not constitute an offer or contract of sale. Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and prospective purchasers should satisfy by inspection or otherwise as to the correctness of any statements or information contained therein.



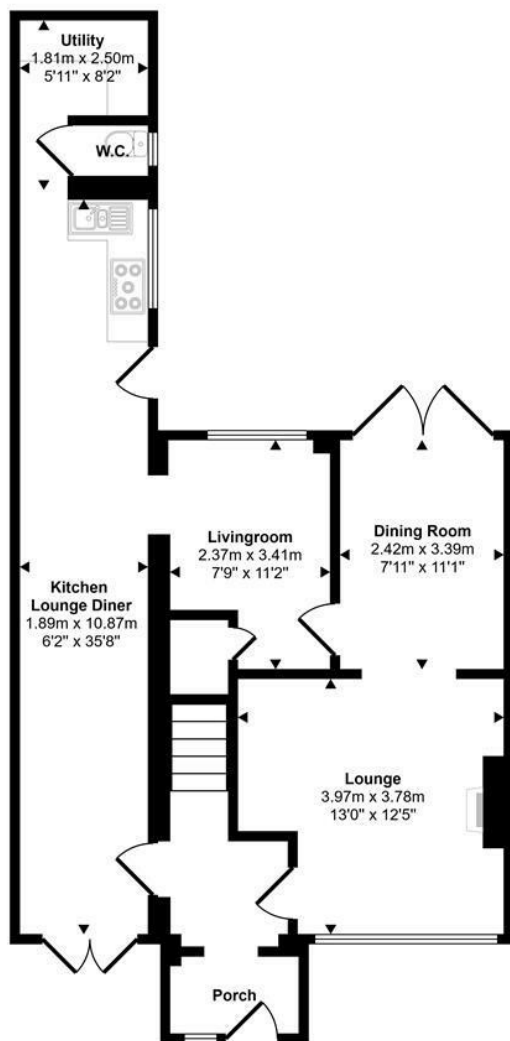
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

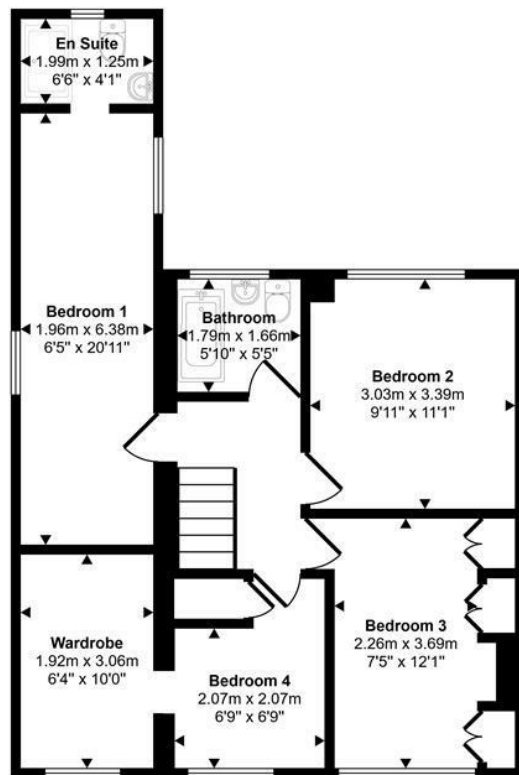
Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	

Approx Gross Internal Area
126 sq m / 1361 sq ft



Ground Floor
Approx 66 sq m / 713 sq ft



First Floor
Approx 60 sq m / 648 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.