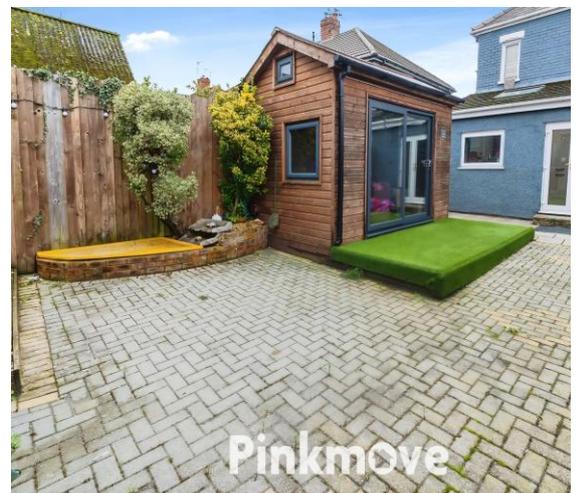




## Liswerry Road

Guide Price £260,000 to £270,00

- Spacious Reception Room
- Modern Kitchen/Diner
- Enclosed Garden with Outbuilding, Shed, Hot Tub and Pond
- Double Driveway
- Family Bathroom
- Excellent Transport Links
- Close to Shops, Schools and Local Amenities



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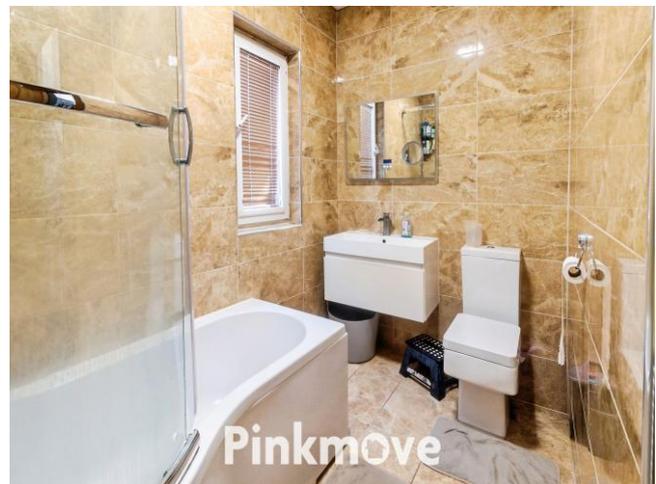
## About the property

This well-presented three-bedroom semi-detached home on Liswerry Road, Newport, offers spacious modern living in a highly convenient location. Positioned in the sought-after Liswerry area, the property is within easy reach of local shops, supermarkets, and well-regarded schools, with excellent transport links including nearby bus routes, the Southern Distributor Road and Newport Station just a short drive away.

The ground floor features an impressive lounge with a bright bay window, creating an inviting space that flows through double doors into the contemporary kitchen/diner. The kitchen provides generous worktop and storage space, enhanced by Velux windows that bring in plenty of natural light. French doors open directly onto the rear garden, where a patio leads to a versatile wooden outbuilding suited for storage or a garden office. The low-maintenance garden also includes a second shed, a decking area with a hot tub and a pond.

Upstairs, the first floor offers three versatile bedrooms, the family bathroom and a dedicated dressing room, which provides access to the converted attic space, offering a private and comfortable place. To the front of the home, a double driveway provides convenient off-road parking.

Stylish, practical and ideally located, this property is an excellent choice for families and professionals alike.





## Accommodation

### Lounge

26' 1" x 17' 4" ( 7.95m x 5.28m )  
Max Measurements

### Kitchen

10' 4" x 17' 4" ( 3.15m x 5.28m )

### Bedroom 1

15' 2" x 17' ( 4.62m x 5.18m )

### Bedroom 2

14' 7" x 10' 8" ( 4.45m x 3.25m )  
Max Measurements

### Bedroom 3

11' 2" x 8' ( 3.40m x 2.44m )

### Bathroom

6' 4" x 8' 11" ( 1.93m x 2.72m )

### Dressing Room

9' 1" x 6' 3" ( 2.77m x 1.91m )

## Floorplan



Total area: approx. 127.9 sq. metres (1377.1 sq. feet)  
**45 Liswerry Road**

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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