



28 Lloyd Street Newport



WELL PRESENTED TWO BEDROOM SEMI DETACHED HOME

- NO ONWARD CHAIN
- TWO BEDROOMS
- MODERN FIRST FLOOR BATHROOM
- SPACIOUS LOUNGE/DINER
- STYLISH KITCHEN
- ENCLOSED REAR GARDEN LAID TO LAWN AND PATIO
- OFF ROAD PARKING AND CARPORT
- WALKING DISTANCE TO EXCELLENT AMENITIES
- MAIN ROAD LINKS CLOSE BY
- PERFECT FIRST PURCHASE, DOWNSIZER OR BUY-TO-LET INVESTMENT

Chain Free £160,000



CARDIFF

1, St. Martin's Row,
Albany Road, Cardiff
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02920 456 444



NEWPORT

7 Baneswell Road
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01633 212 666



PONTYPRIDD

1 Church Street,
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01443 485000

Lloyd Street, Newport, NP19 0JN

Introduction

Offered to the market with no onward chain, this well-presented semi-detached family home enjoys a convenient location close to a range of excellent local amenities. Ideally suited to first-time buyers, downsizers, or buy-to-let investors, the property provides a fantastic opportunity to step onto or expand within the property ladder. Within easy walking distance are local shops, bus stops, and well-regarded schools, while excellent transport links via the M4 motorway and A48 offer straightforward access to surrounding towns and cities.

Upon entering, you are welcomed into a hallway leading to a spacious lounge/diner and a stylish, well-appointed kitchen. To the first floor, the property offers two generously sized bedrooms and a modern family bathroom.

Externally, the front of the property benefits from a driveway leading to a carport. To the rear, there is an enclosed garden featuring a lawn and patio area—ideal for outdoor relaxation and entertaining.

Tenure

Freehold

Council tax

Band C

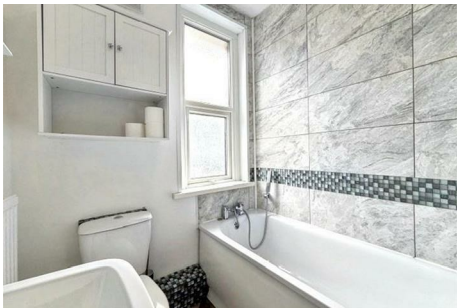
Boundaries

All boundaries should be confirmed by your solicitor

Viewing

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.



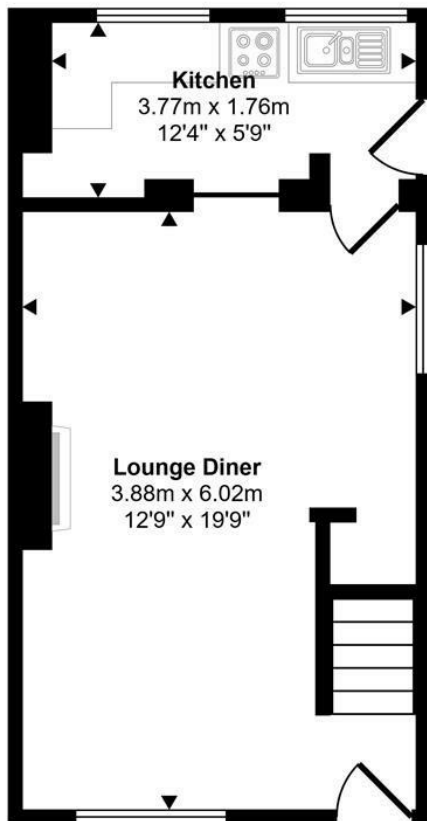
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

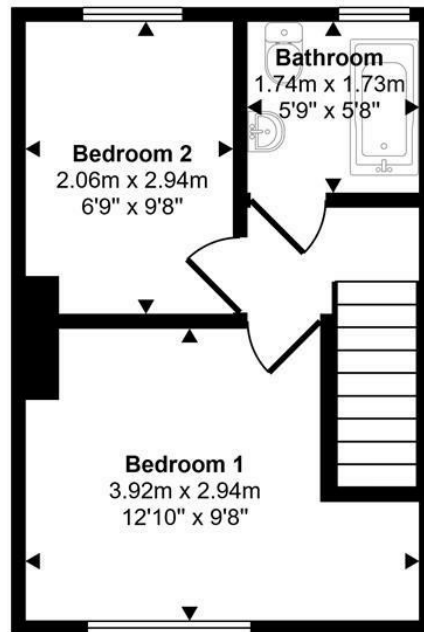
Environmental Impact (CO₂) Rating

	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
55 sq m / 593 sq ft



Ground Floor
Approx 31 sq m / 337 sq ft



First Floor
Approx 24 sq m / 256 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.