

**35 Glanwern Avenue
Newport**



A SPACIOUS DETACHED FAMILY HOME WITH EXTENDED KITCHEN AREA AND GARAGE

- SPACIOUS DETACHED FAMILY HOME
- EXTENDED KITCHEN/BREAKFAST ROOM
- BAY FRONTED LOUNGE LEADING TO A SEPARATE DINING ROOM
- GROUND FLOOR WC
- THREE GOOD SIZED BEDROOMS
- DRIVEWAY AND DETACHED GARAGE
- GOOD SIZED CORNER PLOT WITH BEAUTIFUL GARDENS
- CLOSE TO HANDY AMENITIES
- M4 MOTORWAY A FEW MILES AWAY
- MUST BE VIEWED

Chain Free £235,000



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NEWPORT

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Glanwern Avenue, NP19 9BW

Introduction

Occupying a desirable corner plot on Glanwern Avenue, this spacious and extended detached family home enjoys a highly convenient location within easy reach of local amenities. Shops and bus stops are just a short walk away, while excellent road links—including the M4 and Southern Distributor Road—are only a brief drive, offering straightforward access to neighbouring towns and cities.

Although the property would benefit from some modernisation, it has been clearly well maintained over the years. A thoughtfully added single-storey extension enhances the ground floor, providing additional living space ideal for family life.

The accommodation is entered via a traditional galley-style hallway, leading to a bright bay-fronted lounge, a separate dining room, and an extended kitchen/breakfast room. A ground floor WC adds to the home's practicality.

Upstairs, there are three well-proportioned bedrooms, along with a family bathroom and separate WC—reflecting a layout typical of homes from this period.

Externally, the property boasts neatly maintained front and rear gardens with mature planting and established shrubs as well as store shed. The rear garden further benefits from steps leading up to a driveway and a detached single garage, complete with an up-and-over door, power, and lighting.

Further details on everything this property has to offer can be found below.

Tenure

Freehold

Council tax

Band D

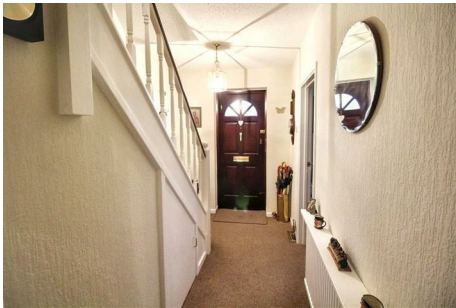
Boundaries

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

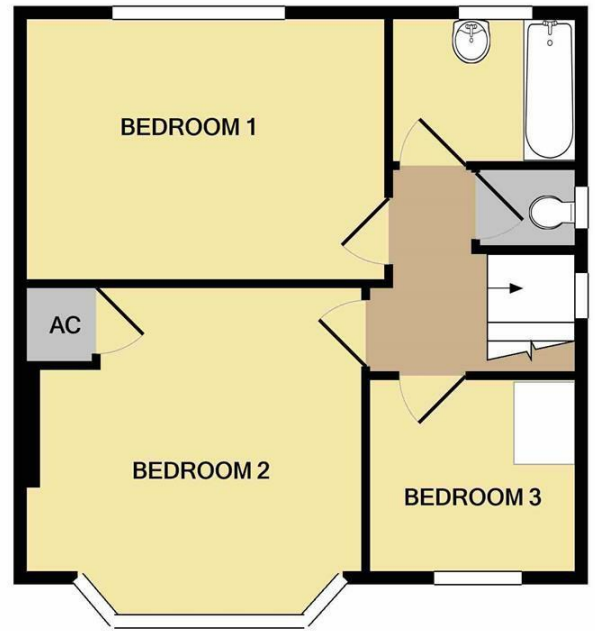
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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