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St. Julians Road, Newport
offers in excess of £315,000

 **peter
alan**

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About the property

An exceptional opportunity to acquire this most attractive and deceptively spacious four-bedroom semi-detached residence, presenting an ideal family home. Lovingly maintained, the property retains a wealth of charming original features, blending character with comfort.

Occupying a desirable position within the highly regarded residential area of St Julians, the accommodation is arranged with both practicality and elegance in mind. The ground floor comprises an inviting entrance porch leading into a welcoming hallway, a gracious sitting room, a formal dining room, and a well-appointed kitchen/breakfast room. A useful rear lobby and cloakroom complete the ground floor arrangement.

To the first floor are four well-proportioned bedrooms, together with a family bathroom, all offering comfortable and versatile living space suited to modern family life.

Externally, the property benefits from a front garden with garage, whilst to the rear lies an enclosed garden enjoying a pleasant aspect backing onto the adjoining allotments, affording a degree of privacy and a charming outlook.

The location is particularly convenient, being within comfortable walking distance of a variety of local shops, amenities, and well-regarded primary and secondary schools, as well as regular public transport services. Furthermore, excellent road links to Junction 25 of the M4 provide ease of access for those commuting to Bristol and Cardiff.

Accommodation

Entrance Porch

Hallway

Living Room

13' 1" x 12' 10" (3.99m x 3.91m)

Dining Room

13' 9" x 12' 10" (4.19m x 3.91m)

Rear Lobby

Kitchen

16' 7" x 9' 2" (5.05m x 2.79m)

1st Floor Landing

Bedroom One

14' 1" x 12' 10" (4.29m x 3.91m)

Bedroom Two

12' 10" x 12' 10" (3.91m x 3.91m)

Bedroom Three

9' 2" x 8' 10" (2.79m x 2.69m)

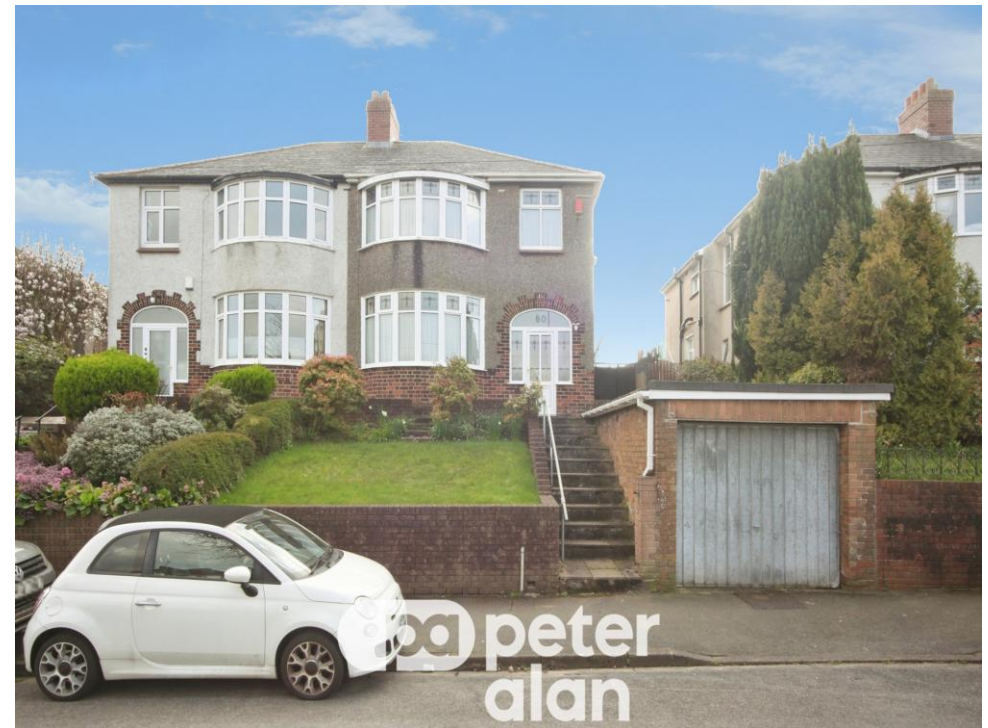
Bedroom Four

9' 2" x 7' 7" (2.79m x 2.31m)

Outside

Agents Note

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



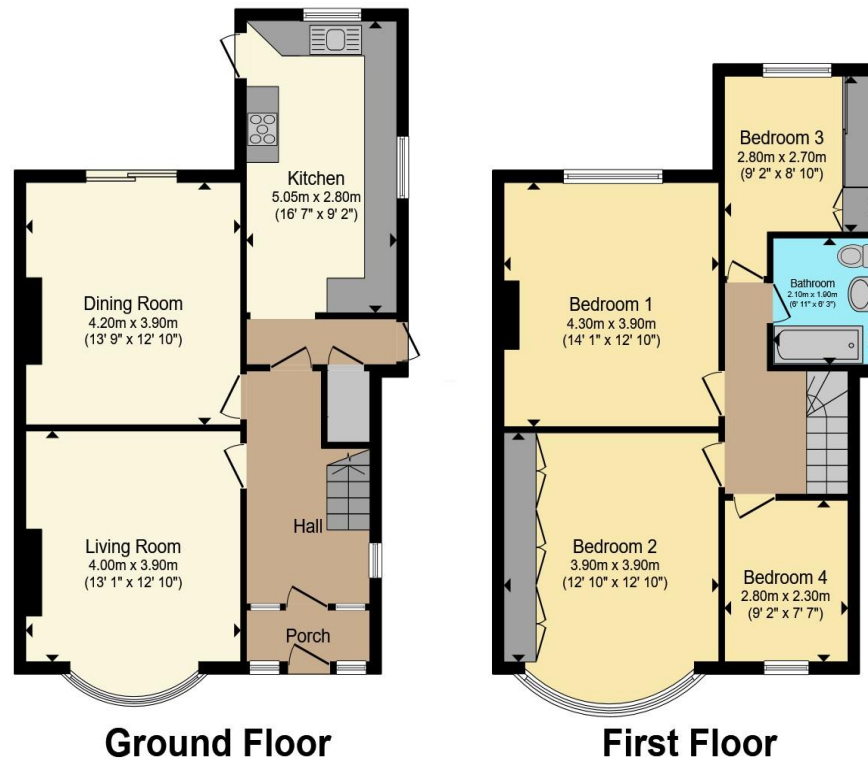






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Ground Floor

First Floor

Total floor area 125.2 m² (1,347 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.propertybox.io



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