



## Sutton Road

**Guide Price £190,000 - £200,000**

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- Enclosed Rear Garden
- Bay Fronted Lounge
- Dining Room
- Family Bathroom
- Close to Newport City Centre
- Excellent Transport Links
- Close to Shops, Schools and Local Amenities
- EPC Rating: E



3



1



2

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01633 746088  
[team@pinkmove.co.uk](mailto:team@pinkmove.co.uk)



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## About the property

This charming three-bedroom end-terraced home on Sutton Road, Newport, combines character, practicality and convenience.

The ground floor offers a bright lounge with a traditional bay window, a well-proportioned dining room with French doors opening directly into the enclosed rear garden, and a kitchen positioned at the rear of the property.

Upstairs, the home provides three versatile bedrooms and a modern family bathroom, making it an appealing option for families, couples or first-time buyers seeking flexible living space.

On-road parking is available to the front, adding everyday ease.

The property benefits from its position within a well-connected part of Newport. The city offers a strong selection of shops and amenities, including Friars Walk and Kingsway Shopping Centre, along with an array of high-street names and independent retailers throughout the centre. Local schooling is another advantage, with nearby options such as St Julian's School, Llanwern High School and Bassaleg School.

Transport links are excellent, with Newport's main bus and rail network providing reliable connections across the city and to destinations including Cardiff, Chepstow, Monmouth and Bristol. The area also benefits from established walking and cycling routes, giving residents additional sustainable travel options around the city.





## Accommodation

### Lounge

12' 8" x 15' ( 3.86m x 4.57m )

Max Measurements

### Dining Room

11' 3" x 15' ( 3.43m x 4.57m )

### Kitchen

14' 10" x 7' ( 4.52m x 2.13m )

### Bedroom 1

13' x 15' ( 3.96m x 4.57m )

Max Measurements

### Bedroom 2

11' 2" x 11' 8" ( 3.40m x 3.56m )

### Bedroom 3

7' 7" x 8' 1" ( 2.31m x 2.46m )

### Bathroom

5' 7" x 7' 4" ( 1.70m x 2.24m )

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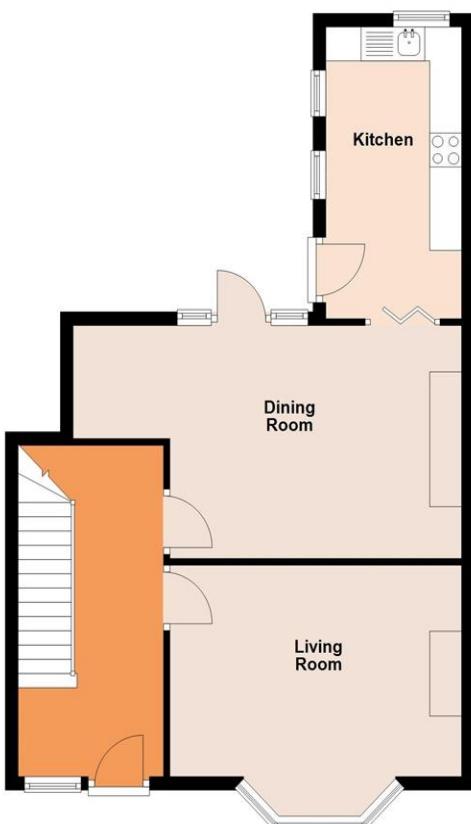
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## Floorplan

### Ground Floor

Approx. 54.6 sq. metres (587.2 sq. feet)



### First Floor

Approx. 45.2 sq. metres (486.3 sq. feet)



Total area: approx. 99.7 sq. metres (1073.5 sq. feet)

**102 Sutton Road**

## Important Information

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