James Douglas

14 Star Villas
Ponthir
Newport







TWO BEDROOM SEMI DETACHED PROPERTY IN NEED OF UPDATING

- NO ONWARD CHAIN
- LOUNGE
- TWO DOUBLE BEDROOMS
- CLOSE TO AMENITIES AND ROAD LINKS
- NEEDS UPDATING/MODERISATION
- DOWNSTAIRS WC/SHOWER ROOM
- HIGHLY SOUGHT AFTER LOCATION
- DRIVEWAY AND GARDEN TO FRONT

Chain Free £190,000

CARDIFF
1, St. Martin's Row,
Albany Road, Cardiff
CF24 3RP
info@james-douglas.co.uk
02920 456 444

NEWPORT
7 Baneswell Road
Newport, NP20 4BP
info@james-douglas.co.uk
01633 212 666

PONTYPRIDD
1 Church Street,
Pontypridd, CF37 2TH
info@james-douglas.co.uk
01443 485000

Introduction

A rare opportunity to acquire this cottage style home situated in the highly sought after Ponthir area, just a few minutes from excellent amenities and major road links. Within walking distance there are shops, bus stops, well regarded schools and, slightly further afield, the Roman Village of Caerleon. The A4042 is a few miles away which allows easy access onto the M4, providing an easy commute to Cardiff, Bristol and beyond.

The property is in need of updating/modernisation to bring it upto a modern living standard, whilst still retaining some beautiful original features you'd expect in a property of this age. Upon entering, we are welcomed into a hallway, with a downstairs WC/shower room, which then leads off to a bay-fronted lounge and further into the kitchen area and then in to the rear extension with doors leading out to the garden. Upstairs, we have two double bedrooms and a family bathroom with separate WC.

The frontage provides off road parking for two or more cars. A side entrance leads around to nice size rear garden.

This property would be suitable for first time buyers looking to put their own stamp on a property or buy to let investors.

Tenure

Freehold

Council Tax

Band D

Boundaries

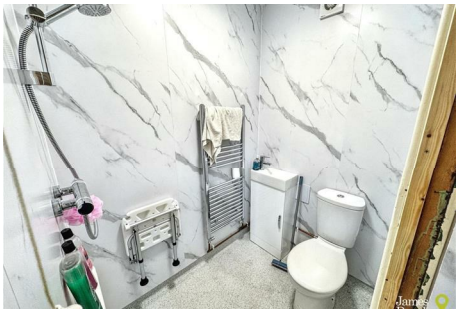
All boundaries should be confirmed by your solicitor prior to purchase.

Viewings

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.



















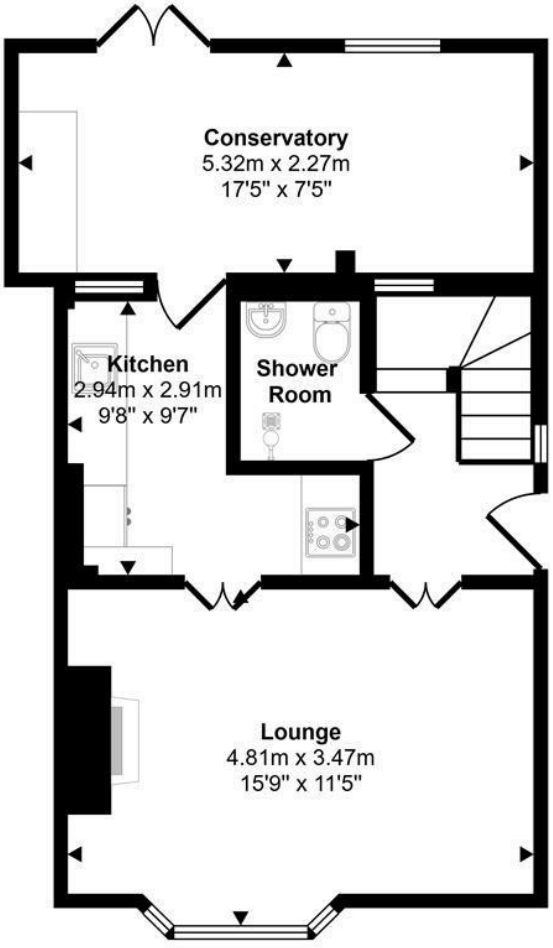

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C	69	
(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	

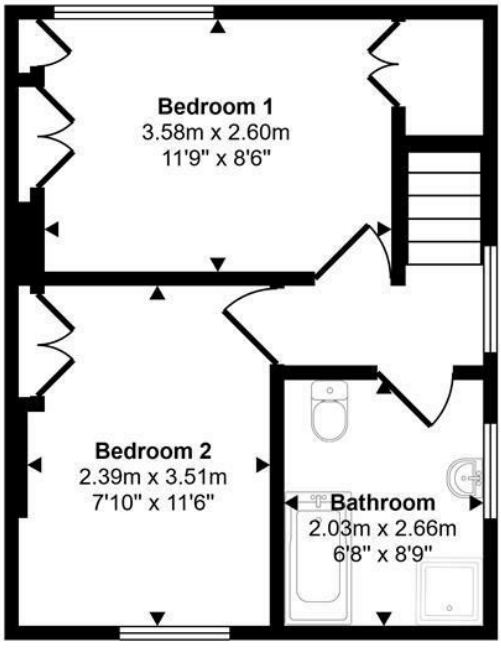
Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

Approx Gross Internal Area
74 sq m / 795 sq ft



Ground Floor
Approx 44 sq m / 470 sq ft



First Floor
Approx 30 sq m / 325 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.