

29 Allt-Yr-Yn View Newport



FOUR BEDROOM DETACHED HOME IN POPULAR AREA OF ALLT-YR-YN

- PRIME VIEWS: DETACHED FOUR-BED FACING ALLT-YR-YN NATURE RESERVE
- EXTENSIVE PLOT: GENEROUS REAR GARDEN WITH A LANE-ACCESSED DETACHED GARAGE
- PROJECT POTENTIAL: NEEDS UPDATING—A RARE OPPORTUNITY TO REDESIGN TO YOUR TASTE
- FAMILY ACCOMMODATION: THREE SPACIOUS DOUBLES, ONE SINGLE, AND TWO FULL BATHROOMS UPSTAIRS
- CONNECTED LIVING: SERENE GREEN BACKDROP WITH INSTANT LINKS TO THE M4 AND LOCAL AMENITIES
- FLEXIBLE FOOTPRINT: TWO DISTINCT RECEPTION ROOMS, SEPARATE KITCHEN, AND GUEST WC

Offers In The Region Of £350,000



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

Tenure

Freehold

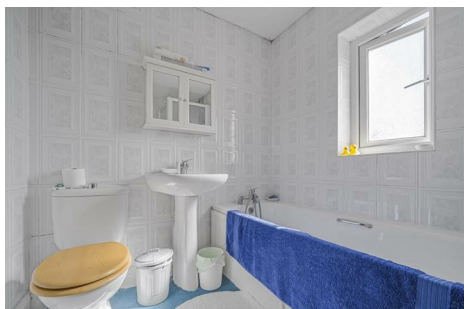
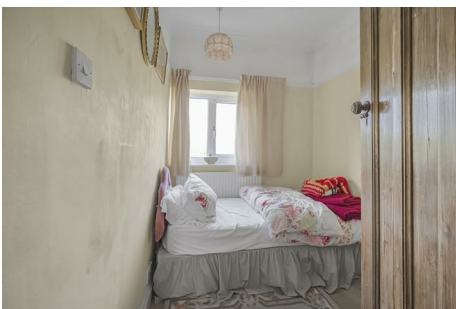
Council Tax

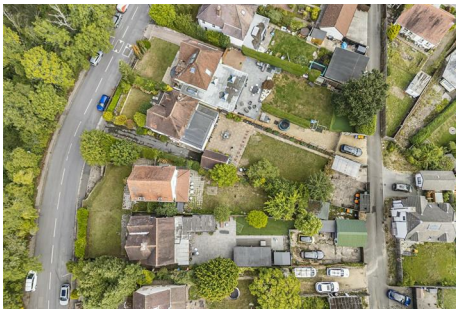
Band F

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

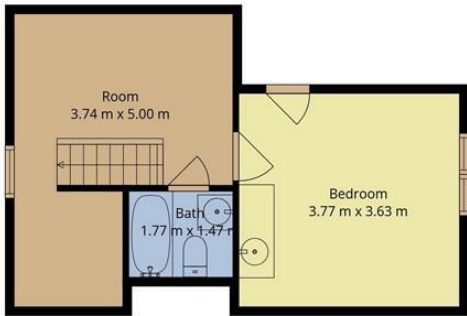
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

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 	



2nd Floor



3rd Floor



1st Floor

TOTAL: 131 m²

1st floor: 65 m², 2nd floor: 43 m², 3rd floor: 23 m²

EXCLUDED AREAS: FIREPLACE: 3 m², LOW CEILING: 9 m², WALLS: 12 m²

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.