

**77 Power Street
Newport**



THREE STOREY SEMI DETACHED HOME WITH THREE BEDROOMS

- THREE STOREY SEMI DETACHED FAMILY HOME
- THREE BEDROOMS
- OPEN PLAN KITCHEN/DINER
- GOOD SIZED LOUNGE
- LOWER BASEMENT ROOM WITH ADDITIONAL BATHROOM
- DRIVEWAY TO THE FRONT
- ENCLOSED REAR GARDEN
- CUL-DE-SAC POSITION
- MINUTES FROM EXCELLENT AMENITIES
- MAJOR ROAD LINKS CLOSE BY

£240,000



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

Power Street, Newport, NP20 5FS

Introduction

A rare opportunity to purchase this THREE STOREY semi detached family home situated towards the end of the cul-de-sac in Power Street (just off Barrack Hill), minutes from excellent amenities and major road connections. Within walking distance we have well regarded primary and secondary schools, bus stops and shops as well as Newport City Centre being slightly further afield. The M4 (J26) is close by too as well as the A4042, both providing an easy commute to neighbouring towns and cities.

The living accommodation is set over three floors, providing spacious and versatile living accommodation. As we enter in the hallway we are lead off to a front lounge and open plan kitchen/dining area at ground level then, upstairs, three good sized bedrooms and family bathroom. The basement level is currently being used as a bedroom but could lend itself perfectly to another reception room or hobby room, plus it features an additional bathroom. Outside, the frontage benefits from a driveway and, to the rear, an enclosed garden laid to patio and lawn with side access to the front.

Tenure

Freehold

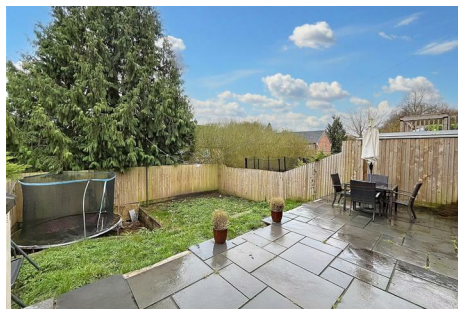
Council tax

Band D


Viewing

By prior appointment with vendors agents Nuttall Parker. 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.



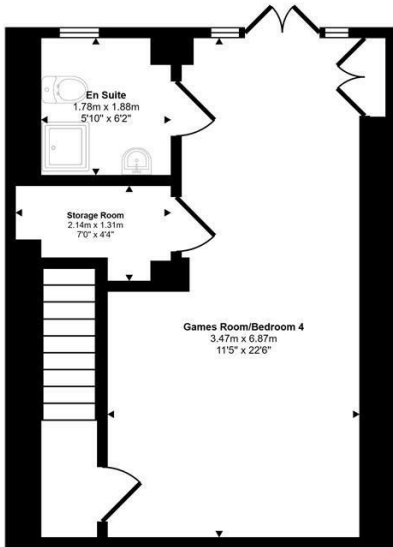
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	68	
(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	

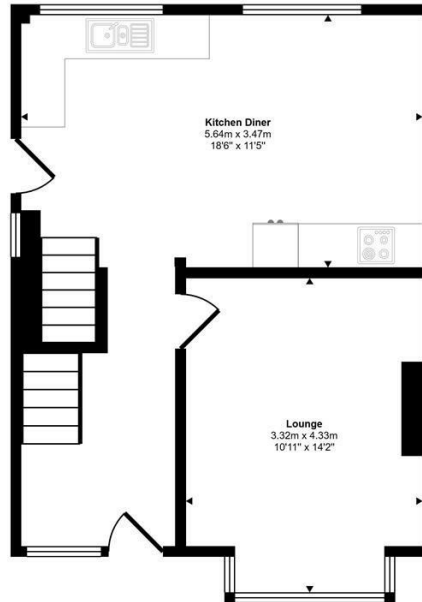
Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

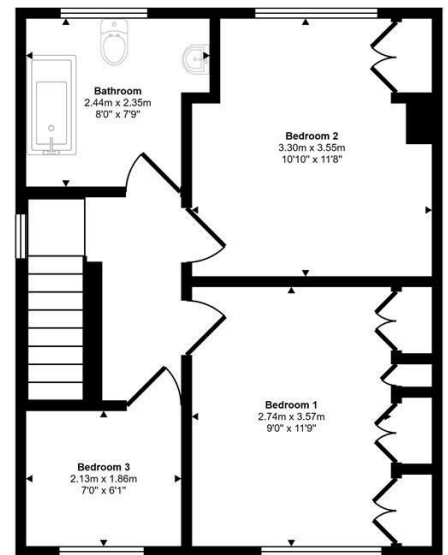
Approx Gross Internal Area
118 sq m / 1268 sq ft



Lower Ground Floor
Approx 35 sq m / 376 sq ft



Ground Floor
Approx 43 sq m / 458 sq ft



First Floor
Approx 40 sq m / 435 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.