

**13 West Park Road  
Newport**



**SPACIOUS PERIOD PROPERTY REQUIRING REFURBISHMENT**

- THREE BEDROOM FAMILY HOME
- THREE RECEPTION ROOMS
- FIRST FLOOR BATHROOM
- LOVELY ENCLOSED REAR GARDEN
- EXCELLENT POTENTIAL
- WALKING DISTANCE TO EXCELLENT AMENITIES
- MAJOR ROAD CONNECTIONS CLOSE BY
- REPUTABLE SCHOOLS NEAR BY
- MUST BE VIEWED TO DISCOVER POTENTIAL
- SOME PERIOD FEATURES REMAIN

**£200,000**



**CARDIFF**

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02920 456 444



**NEWPORT**

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**PONTYPRIDD**

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01443 485000

## **West Park Road, NP20 3EH**

### **Introduction**

A fantastic opportunity to purchase this traditional, bay-fronted family home situated just off Bassaleg Road in the Handpost area of Newport, just minutes from excellent amenities and major road connections. Bus stops, local shops and schools are all close by as well as the M4 motorway being a few minutes drive away.

The property requires refurbishment throughout and is the ideal opportunity for the prospective purchaser to put their own stamp on it. Entering into the hallway, doors lead off to the main front lounge, dining room, breakfast room and kitchen then, upstairs, three bedrooms and family bathroom. The rear garden is of good size and laid to patio and lawn.

Further information can be found below however we recommend a viewing to appreciate the superb potential this home has to offer.

### **Tenure**

Leasehold. 999 years from 1897 with an annual ground rent payable of approximately £16

### **Council tax**

Band D

### **Viewing**


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.






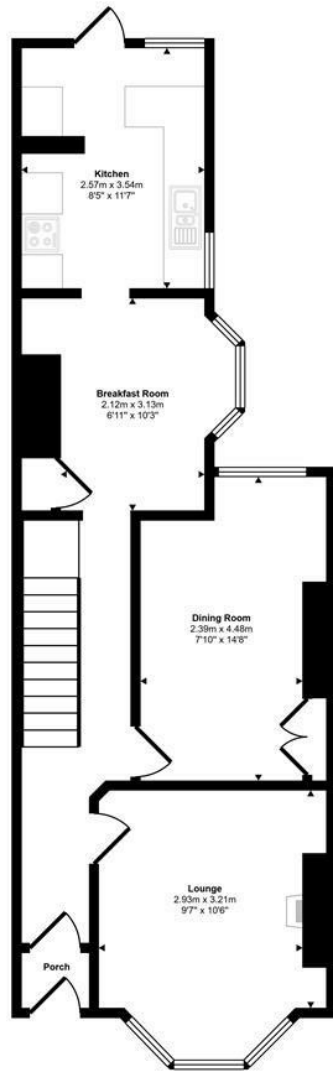
## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>86</b>
	<b>53</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

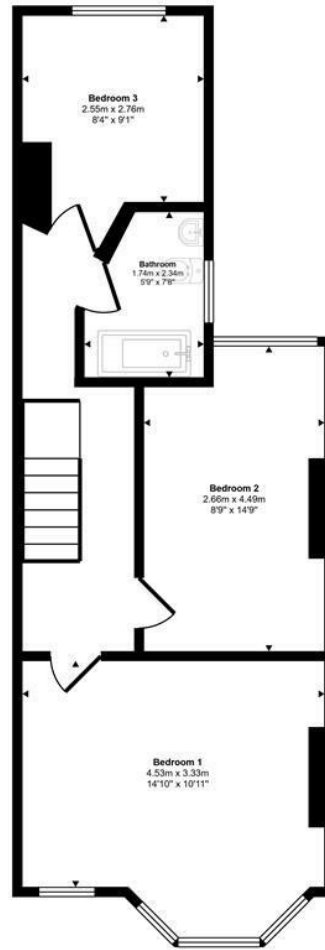
## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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Approx Gross Internal Area  
103 sq m / 1106 sq ft



Ground Floor  
Approx 53 sq m / 576 sq ft



First Floor  
Approx 49 sq m / 530 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.