

## 3 Henry Wood Close Newport



### LOVELY 3 BEDROOM SEMI DETACHED FAMILY HOME SITUATED ON THE EAST SIDE OF NEWPORT

- NO ONWARD CHAIN
- GOOD SIZE KITCHEN/DINER
- LARGE REAR GARDEN WITH WORKSHOP
- MAIN ROAD CONNECTIONS CLOSE BY ACCESS TO M4 MOTORWAY
- EASY ACCESS TO LOCAL SCHOOLS
- LOVELY 3 BEDROOM SEMI DETACHED FAMILY HOME
- SITUATED ON A GOOD SIZE PLOT
- AMPLE OFF ROAD PARKING
- CLOSE DISTANCE TO EXCELLENT AMENITIES

**Chain Free £210,000**



#### 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**

James Douglas would like to introduce this lovely 3 bed semi-detached property located on the East side of Newport, boasting a larger than average South facing garden and a spacious outbuilding. Ideal for first-time buyers looking to step onto the property ladder or for those upsizing to accommodate a growing family.

For those who value outdoor space, this property offers a driveway for 2 or more cars, perfect for those with multiple vehicles or guests. The property comes with an outbuilding/workshop. this home is conveniently close to local amenities, road connections, and M4 Motorway links, making it a great choice for commuters to nearby Bristol and Cardiff.

## **Tenure**

Freehold

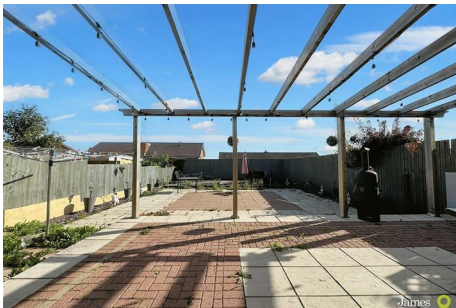
## **Council Tax**

Band B


## **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.



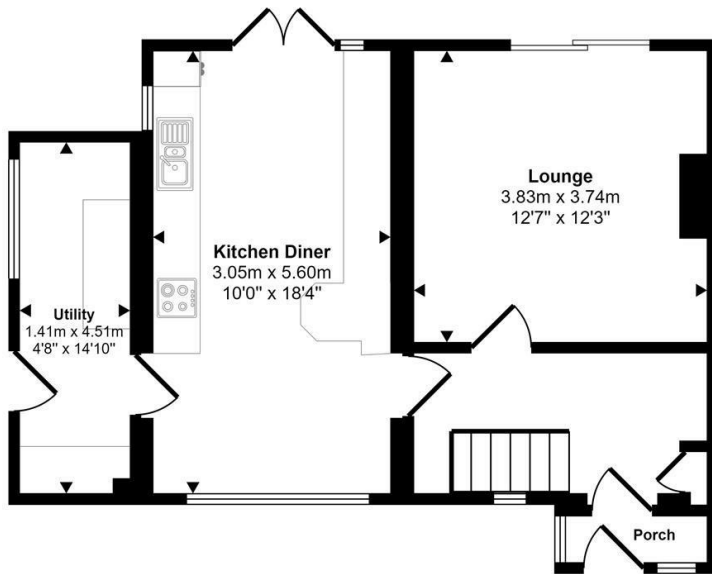
## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

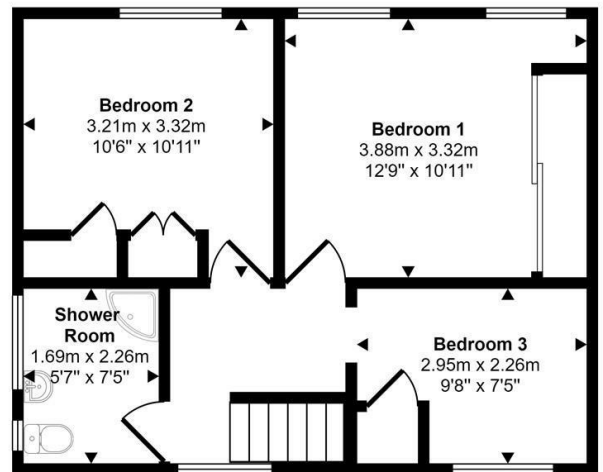
## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(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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<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Approx Gross Internal Area  
91 sq m / 982 sq ft



Ground Floor  
Approx 50 sq m / 537 sq ft



First Floor  
Approx 41 sq m / 445 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.