

**88 Aberthaw Circle  
Newport**



**BEAUTIFULLY PRESENTED SPLIT-LEVEL SEMI DETACHED FAMILY HOME**

- NO ONWARD CHAIN
- BEAUTIFULLY PRESENTED SPLIT-LEVEL SEMI DETACHED HOME
- THREE BEDROOMS
- SPACIOUS OPEN PLAN LOUNGE/KITCHEN/DINER
- WALKING DISTANCE TO EXCELLENT AMENITIES
- PLEASANT VIEWS TO THE REAR
- MODERN COMBINATION BOILER AND UPVC DOUBLE GLAZING
- PLEASANT FRONT & REAR GARDENS
- LOVELY BALCONY JUST OFF LOUNGE
- MAIN ROAD CONNECTIONS CLOSE BY

**Chain Free £250,000**



**CARDIFF**

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02920 456 444



**NEWPORT**

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01633 212 666



**PONTYPRIDD**

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Pontypridd, CF37 2TH  
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01443 485000

## **Aberthaw Circle, Newport, NP19 9QJ**

### **Introduction**

A fantastic opportunity to purchase this beautifully presented and much improved split-level semi detached family home located on the East side of Newport, just minutes from excellent amenities and major road connections. Within walking distance, there are local shops, bus stops and well regarded schools as well as the M4 motorway being a few miles away by car.

The property is offered to the market in excellent cosmetic order and has undergone many upgrades in recent years to include modern uPVC windows, a replacement combination boiler and new roof to name a few.

On entering, we are welcomed into the hallway which leads off to two out of the three bedrooms and shower room on the first floor, a bedroom on the ground level and a spacious lounge/kitchen/diner to the lower ground floor. Outside, to the front, there is a block paved driveway providing ample parking then, to the rear, an enclosed low maintenance garden with pleasant views.

Further information can be found below or by calling our sales team.

### **Council tax**

Band C

### **Tenure**

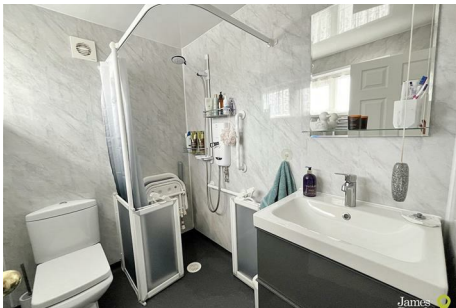
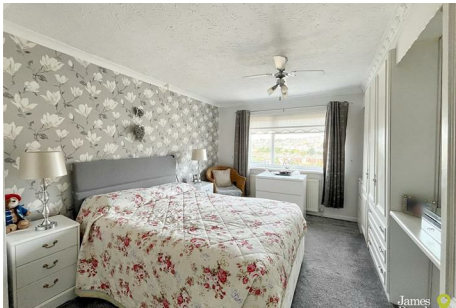
We are advised the property is to be freehold on completion of the sale

### **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.






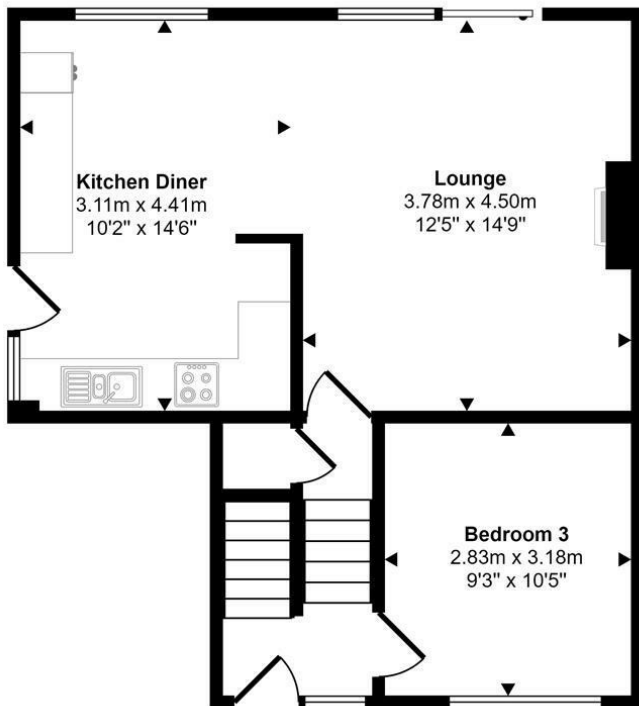
## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>72</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>England &amp; Wales</b>	EU Directive 2002/91/EC	

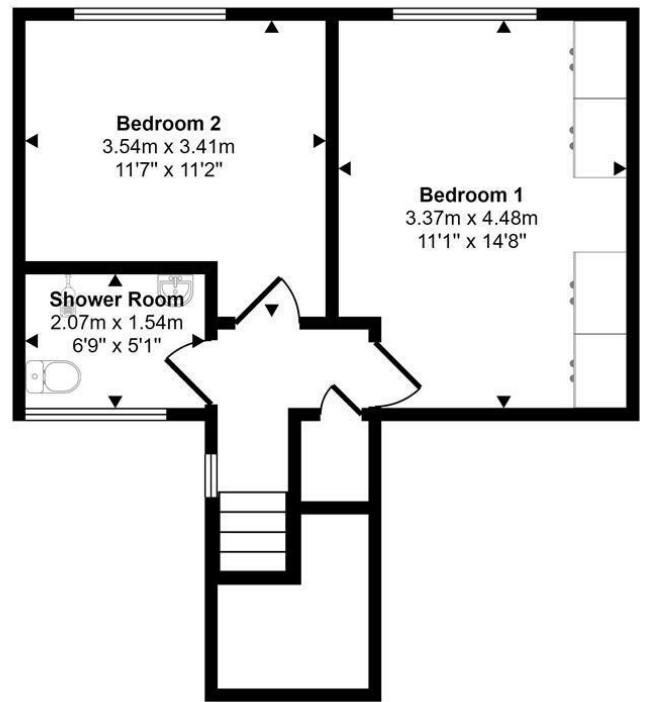
## Environmental Impact (CO<sub>2</sub>) Rating

	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>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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Approx Gross Internal Area  
80 sq m / 857 sq ft



Ground Floor  
Approx 47 sq m / 505 sq ft



First Floor  
Approx 33 sq m / 352 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.