

3 Park Gardens Newport



IMMACULATE TWO BEDROOM HOME IN QUIET CUL-DE-SAC

- IMMACULATELY PRESENTED THROUGHOUT
- TWO DOUBLE BEDROOMS
- GOOD SIZED LOUNGE/DINER
- KITCHEN WITH ADJOINING CONSERVATORY
- PLEASANT ENCLOSED REAR GARDEN
- NEWLY FITTED GAS BOILER
- DRIVEWAY TO FRONT
- END OF CUL-DE-SAC POSITION
- WALKING DISTANCE TO EXCELLENT AMENITIES
- MAIN ROAD LINKS CLOSE BY

Chain Free £150,000



CARDIFF

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Albany Road, Cardiff
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02920 456 444



NEWPORT

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PONTYPRIDD

1 Church Street,
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01443 485000

Park Gardens, Newport, NP20 3AY

Introduction

A fantastic opportunity to purchase this immaculately presented mid terraced home situated just off Cardiff Road, offered for sale with no onward chain and benefitting from easy access to excellent amenities and main road connections. Within walking distance there are local shops, bus stops and the popular Tredegar Park as well as the M4 (J28) and A48 being just around the corner.

The property was built in the late 1980s and enjoys a peaceful end of cul-de-sac position. Featuring uPVC double glazing and a modern gas combination boiler as well as contemporary decor, this would make the perfect home for first time buyers, downsizers or a buy-to-let investment.

On entering the property, you are welcomed into the front porch which leads off to a good sized lounge/diner, kitchen and a pleasant conservatory which leads out to the enclosed garden then, upstairs, two double bedrooms and shower room.

Outside, the rear garden is low maintenance and laid to patio then, to the front, a parking space for one car.

Further information can be found below or by contacting our sales team;

Tenure

Freehold

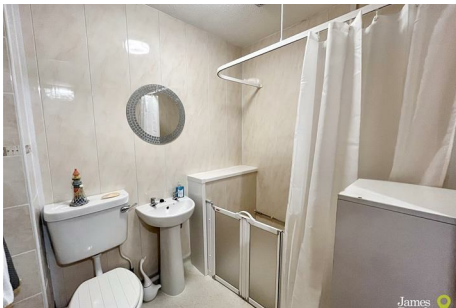
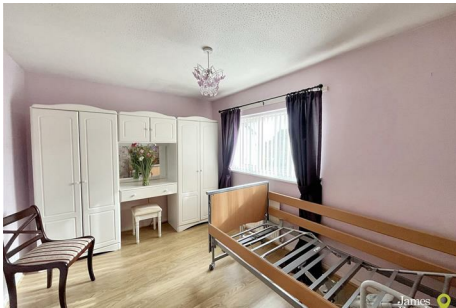
Council tax

Band C


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.



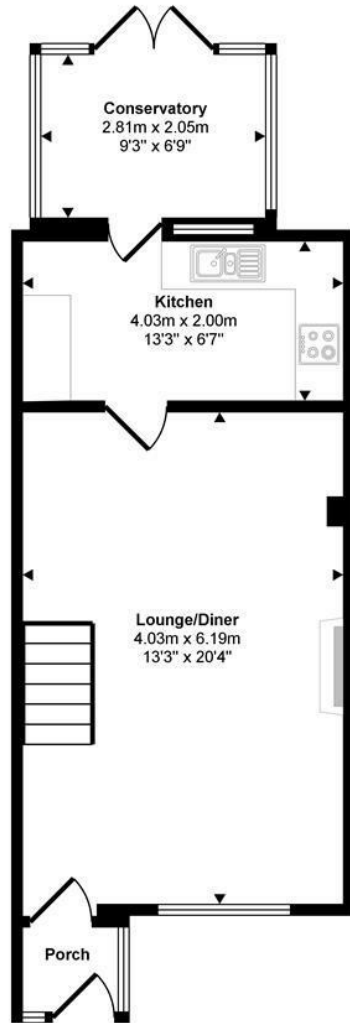
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) 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	

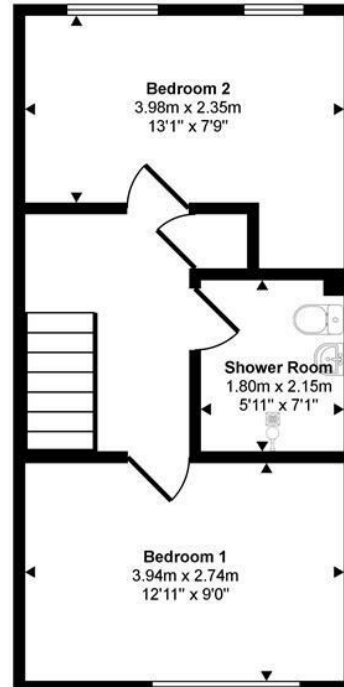
Environmental Impact (CO₂) Rating

	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		
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<i>Not environmentally friendly - higher CO₂ emissions</i>		
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Approx Gross Internal Area
75 sq m / 806 sq ft



Ground Floor
Approx 42 sq m / 449 sq ft



First Floor
Approx 33 sq m / 357 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.