



34 White Avenue Newport



THREE BEDROOM FAMILY HOME WITH PLEASANT VIEWS

- WELL PRESENTED THREE BEDROOM END TERRACED HOME
- OWNED SOLAR PANELS
- SITUATED ON THE EDGE OF THE DEVELOPMENT
- GROUND FLOOR WC, FIRST FLOOR BATHROOM AND EN-SUITE
- UPDATED KITCHEN WITH DINING AREA
- MODERN GAS COMBINATION BOILER
- ENCLOSED REAR GARDEN
- PLEASANT VIEWS TO THE FRONT
- TWO-CAR DRIVEWAY
- CLOSE TO AMENITIES AND ROAD LINKS

£230,000



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

White Avenue, Newport, NP10 8SZ

Introduction

A fantastic opportunity to purchase this well presented and updated end terraced family home situated on the edge of Celtic Horizon in Newport, benefitting from pleasant views to the front and being close to excellent amenities and road links. Within walking distance there are well regarded primary and secondary schools, bus stops and local shops as well as the famous Tredegar House estate plus the M4 motorway and A48 are a short drive away providing an easy commute to neighbouring cities.

The property was built by Bovis Homes c.2002 and has been updated in some areas to include a newly fitted kitchen, gas combination boiler and owned solar panels (4.25kW solar array with a 4.8kWh battery)

On entering the property, we are welcomed into the hallway which leads to a WC, lounge and stylish fitted kitchen with space for your dining table. Stairs lead up to the landing which has doors off to the family bathroom and three bedrooms (bedroom 1 featuring an en-suite), all benefitting from built-in wardrobes.

Outside, there is off road parking for two cars and an enclosed rear garden laid to decking and lawn.

Tenure

Freehold

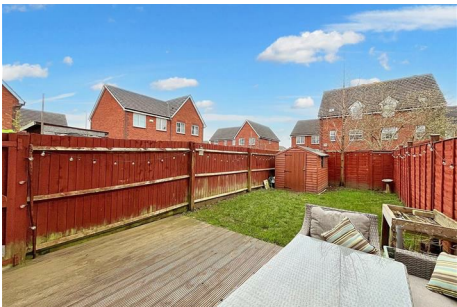
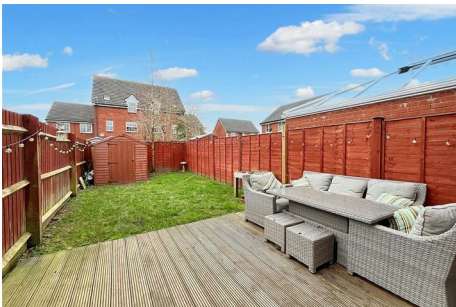
Council tax

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.



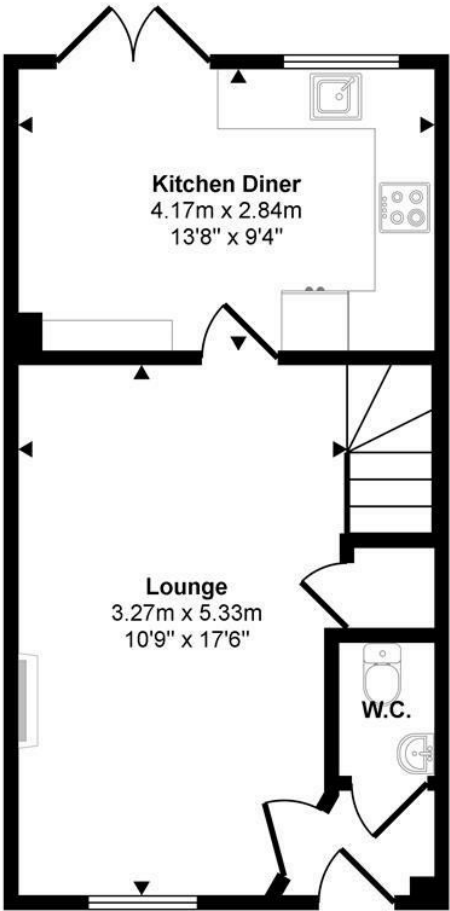
Energy Efficiency Rating

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

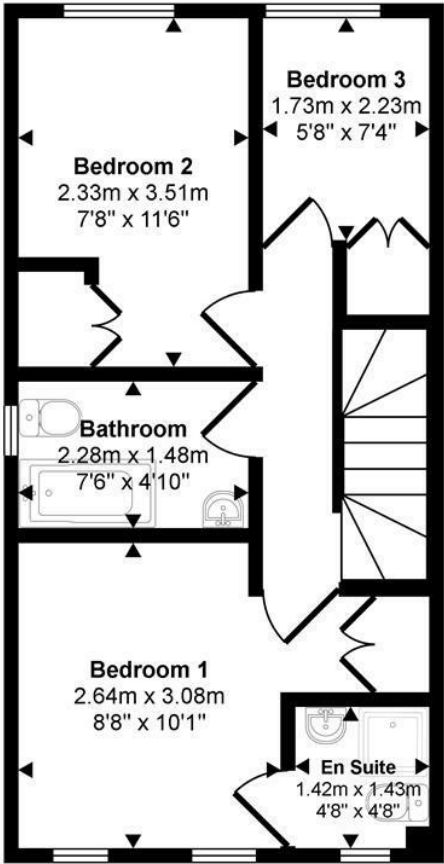
Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

Approx Gross Internal Area
70 sq m / 754 sq ft



Ground Floor
Approx 35 sq m / 375 sq ft



First Floor
Approx 35 sq m / 379 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.