

**37 Livingstone Place
Newport**



IMPRESSIVE TWO BEDROOM FAMILY HOME WITH SEPARATE ANNEXE

- WELL PRESENTED FAMILY HOME WITH ANNEXE
- TWO DOUBLE BEDROOMS
- TWO GOOD SIZED RECEPTION ROOMS
- MODERN FITTED KITCHEN
- FIRST FLOOR WITH BATH AND SEPARATE SHOWER
- SUPERB GARDEN CABIN WITH KITCHEN AND SHOWER ROOM
- MODERN BOILER AND UPVC DOUBLE GLAZING
- WALKING DISTANCE TO AMENITIES
- MAIN ROAD CONNECTIONS CLOSE BY
- LOVELY LOW MAINTENANCE GARDEN

Offers Over £175,000



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

Livingstone Place, Newport, NP19 8EW

Introduction

A fantastic and rare opportunity to purchase this well presented mid-terraced family home situated in Maindee, just minutes from local amenities and main road connections. Within walking distance there are local shops, bus stops and well regarded schools as well as Newport City Centre slightly further afield. The M4 motorway can be accessed at J26 or J24, both providing an easy commute to neighbouring cities.

The property has been updated by the current owners and offers generous living accommodation throughout, with the addition of a wooden-built annex featuring its own kitchen and shower room.

On entering the property we are welcomed into the hallway which leads off to two good sized reception rooms and kitchen to the ground floor then, upstairs, two double bedrooms and family bathroom benefitting from a bath with separate shower cubicle.

Outside, the rear garden is low maintenance and features a superb wooden-built annexe which has power and lighting as well as a kitchenette and shower room/WC.

Viewing is essential to appreciate what this lovely home has to offer, further information can be found below or by calling our friendly sales team

Tenure

Freehold

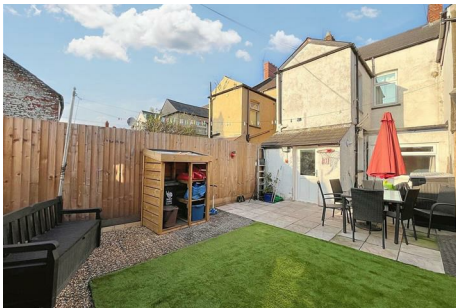
Council tax

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.



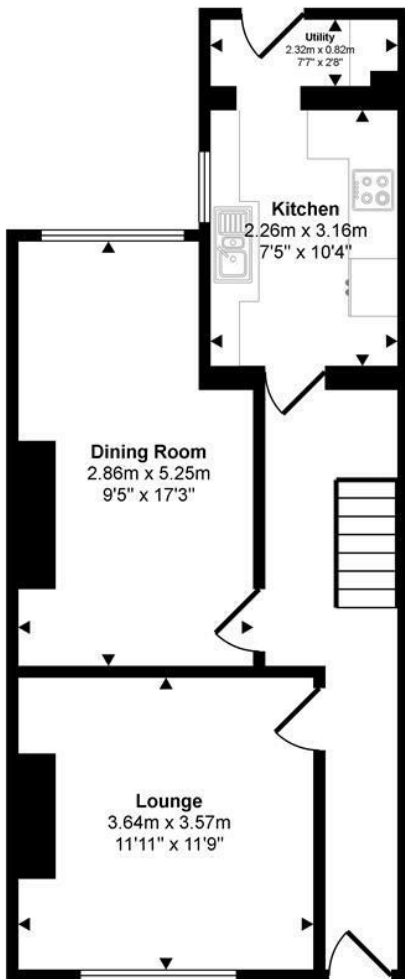
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

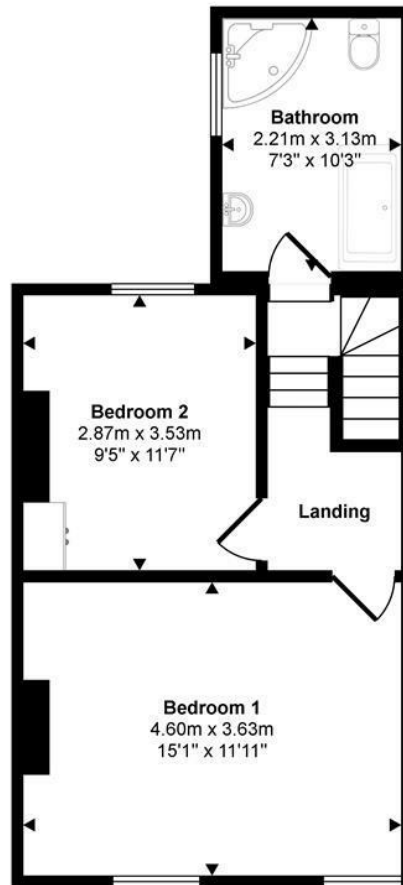
Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

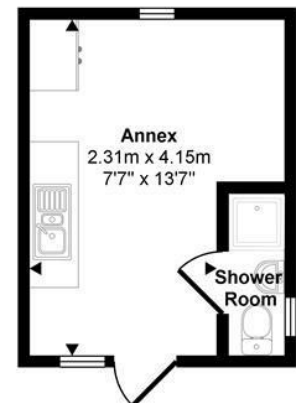
Approx Gross Internal Area
103 sq m / 1106 sq ft



Ground Floor
Approx 48 sq m / 520 sq ft



First Floor
Approx 41 sq m / 443 sq ft



Annexe
Approx 13 sq m / 144 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.