

83 Shakespeare Crescent Newport



BEAUTIFULLY PRESENTED FAMILY HOME SET IN LARGE PLOT

- BEAUTIFULLY PRESENTED THREE BEDROOM HOME
- SPACIOUS LOUNGE LEADING TO DINING ROOM
- STYLISH FITTED KITCHEN WITH ADJOINING UTILITY
- GROUND FLOOR WC
- MODERN SHOWER ROOM
- LARGE REAR GARDEN WITH ELEVATED ENTERTAINING AREA
- PLENTY OF OFF ROAD PARKING
- WALKING DISTANCE TO AMENITIES
- MAIN ROAD LINKS CLOSE BY
- MUST BE VIEWED TO APPRECIATE

£270,000



CARDIFF

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NEWPORT

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Shakespeare Crescent, Newport, NP20 3JA

Introduction

A rare opportunity to purchase this beautifully presented and much improved semi detached family home situated in the Gaer area of Newport, offering easy access to excellent amenities and main road connections. Within walking distance there are local shops, bus stops and well regarded primary and secondary schools as well as the M4 motorway being a short drive away, providing an easy commute to neighbouring towns and cities.

Occupying this larger than average plot, the property is the ideal space for families wanting that extra outside space or those with pets.

On entering the property, we are welcomed into the hallway which leads off to a good sized lounge, dining room and stylish fitted kitchen with adjoining utility and WC then, upstairs, three bedrooms and family shower room. Outside, there is parking to the front side of the property which currently accommodates a large camper van and two cars then, to the rear, a large garden featuring a lower seating area, large lawn and an elevated entertaining area laid to patio with far reaching views of the channel.

Council tax

Band C

Tenure

Freehold

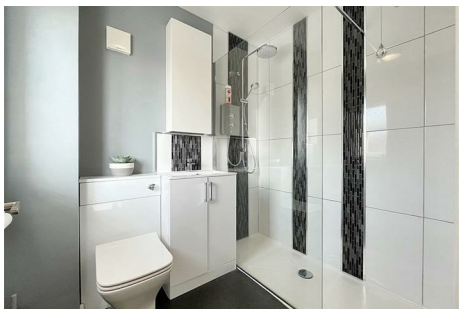
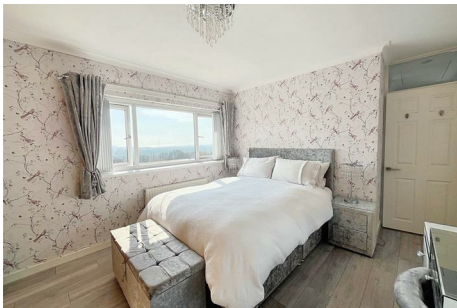
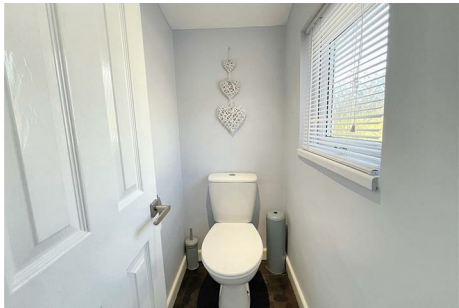
Boundary

We have been made aware by our clients that part of the front garden does not belong to the property although has been fenced and maintained well by the current owners. Speak to our team for more information.

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.






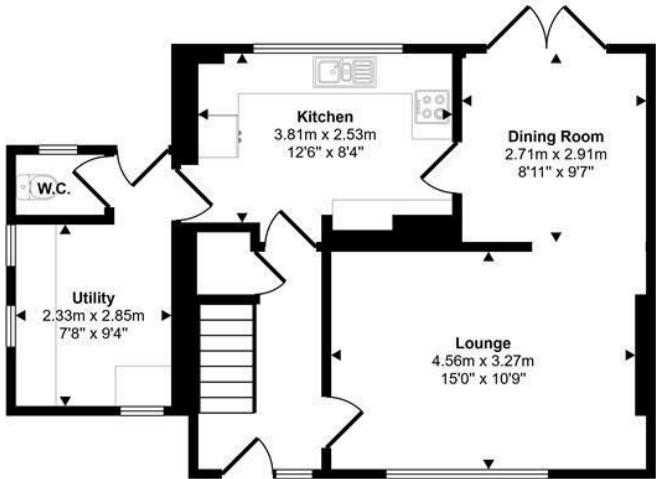
Energy Efficiency Rating

	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 	

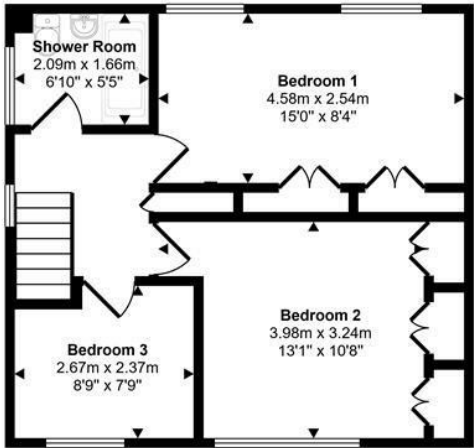
Environmental Impact (CO₂) Rating

	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
96 sq m / 1038 sq ft



Ground Floor
Approx 53 sq m / 571 sq ft



First Floor
Approx 43 sq m / 467 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.