



**17 Hawthorne Close  
Llanmartin  
Newport**



**LOVELY END OF TERRACE PROPERTY WITH GOOD SIZE GARDEN**

- THREE BEDROOM END TERRACED
- LARGE KITCHEN
- QUIET CUL DE SAC LOCATION
- EASY ACCESS TO THE M4 MOTORWAY
- PARKING TO FRONT OF PROPERTY
- TWO RECEPTION ROOMS
- IDEAL FIRST TIME BUY OR INVESTMENT
- CLOSE TO LOCAL AMENITIES
- GOOD SIZE REAR GARDEN
- NO ONWARD CHAIN

**Offers Over £190,000**



**CARDIFF**

1, St. Martin's Row,  
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CF24 3RP

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**NEWPORT**

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01633 212 666



**PONTYPRIDD**

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Pontypridd, CF37 2TH  
info@james-douglas.co.uk  
01443 485000

## **17 Hawthorne Close, Llanmartin, NP18 2EU**

### **Introduction**

Introducing this charming end-terraced property in the sought-after location of Llanmartin.

This home boasts a good-size low maintenance rear garden, perfect for relaxing and entertaining on warm summer evenings. The outside parking provides convenience for you and your guests.

Inside, you'll find three spacious bedrooms and a well-appointed bathroom. Although the property is in need of some modernisation, this property presents an exciting opportunity for a first-time buyer or small family looking to make their mark on a home or an investor seeking a potential return on investment.

Situated close to local amenities and with easy access to the M4 motorway.

Don't miss out on the chance to view this property - arrange a viewing today and imagine the potential for making this house your dream home.

### **Tenure**

Freehold

### **Council Tax**

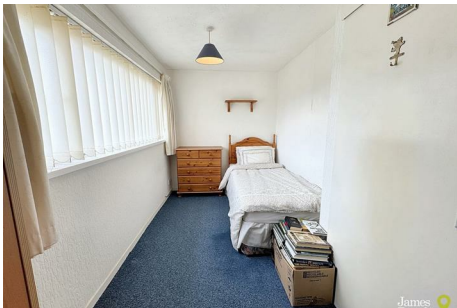
Band C

### **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.








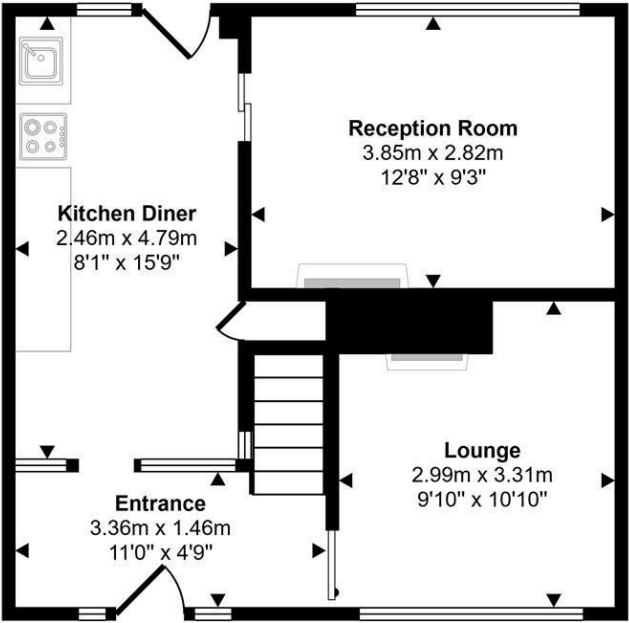
### Energy Efficiency Rating

|  | Current                    | Potential   |
|--|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> |                            |   |
| (92 plus) <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>                                    |                            |   |
| <i>Not energy efficient - higher running costs</i> |                            |   |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |  |

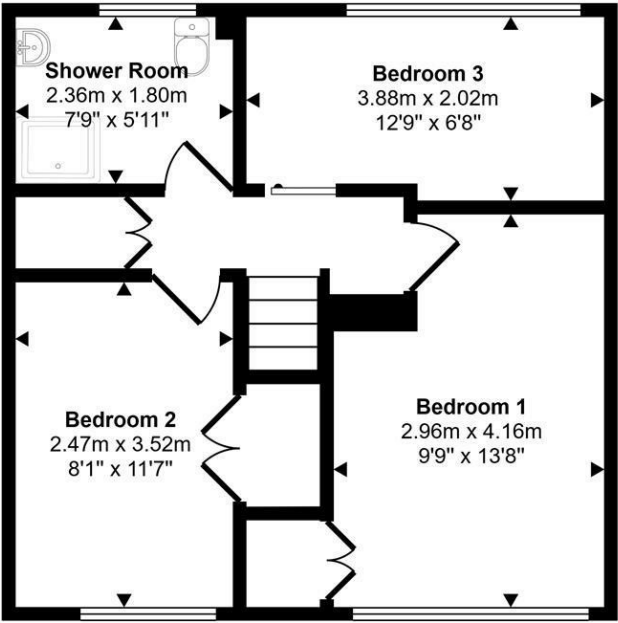
### Environmental Impact (CO<sub>2</sub>) Rating

|  | Current                    | Potential   |
|--|----------------------------|---|
| <i>Very environmentally friendly - lower CO2 emissions</i> |                            |   |
| (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>  |                            |   |
| <i>Not environmentally friendly - higher CO2 emissions</i> |                            |   |
| <b>England &amp; Wales</b>                                 | EU Directive<br>2002/91/EC |  |

Approx Gross Internal Area  
82 sq m / 885 sq ft



Ground Floor  
Approx 41 sq m / 442 sq ft



First Floor  
Approx 41 sq m / 443 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.