



**38 Russell Drive  
Newport**



**THREE BEDROOM SEMI DETACHED HOME WITH LARGE GARDEN**

- NO ONWARD CHAIN
- THREE BEDROOM SEMI DETACHED HOME
- TWO RECEPTION ROOMS
- GROUND FLOOR WC
- FIRST FLOOR SHOWER ROOM
- LARGE REAR GARDEN
- LOTS OF POTENTIAL TO IMPROVE
- WALKING DISTANCE TO AMENITIES
- MAIN ROAD CONNECTIONS CLOSE BY
- REFURBISHMENT REQUIRED

**Chain Free £140,000**



**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

## **Russell Drive, Malpas, NP20 6FB**

### **Introduction**

Offered for sale with no onward chain and situated within the popular Malpas area is this spacious semi detached family home, just minutes from excellent amenities and main road connections. Within walking distance there are local shops, bus stops and well regarded schools as well as easy access to the beautiful Monmouthshire to Brecon canal. The M4 motorway and A4042 are also close by, both providing an easy commute to neighbouring towns and cities.

The property would require full refurbishment throughout, making it the ideal purchase for those looking to make it their own.

On entry, we are welcomed into the hallway which leads off to a lounge, dining room, kitchen and ground floor WC then, upstairs, three bedrooms and shower room. Outside, the side gate leads to the rear garden which is of good size and laid to lawn, as well as benefitting from a store shed.

Please note, the property is of non-traditional construction and so we recommend confirming this with your mortgage lender prior to purchase.

### **Tenure**

Freehold

### **Council tax**

Band C

### **Boundaries**

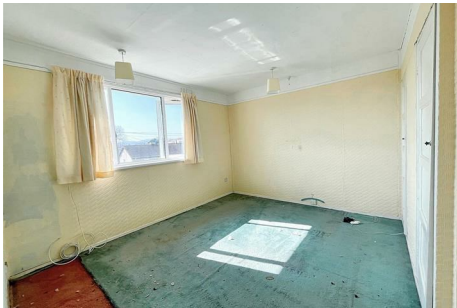
Please confirm all boundaries with your solicitor

### **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.






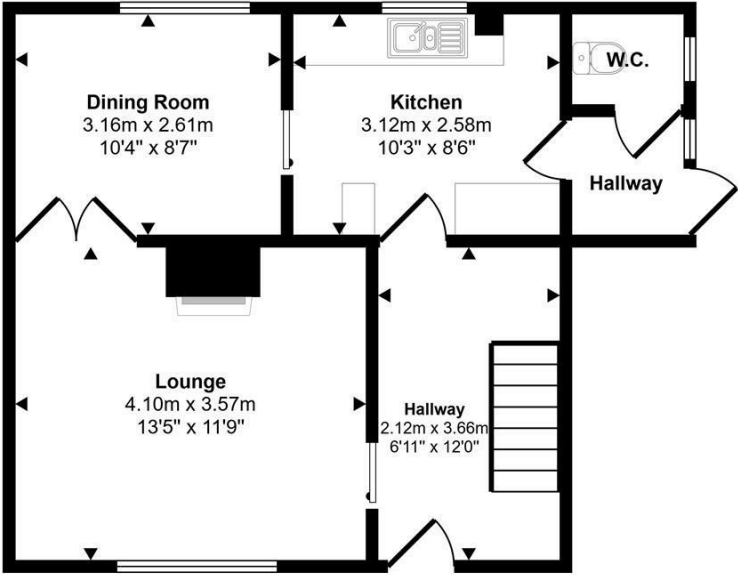
## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</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 2002/91/EC 	

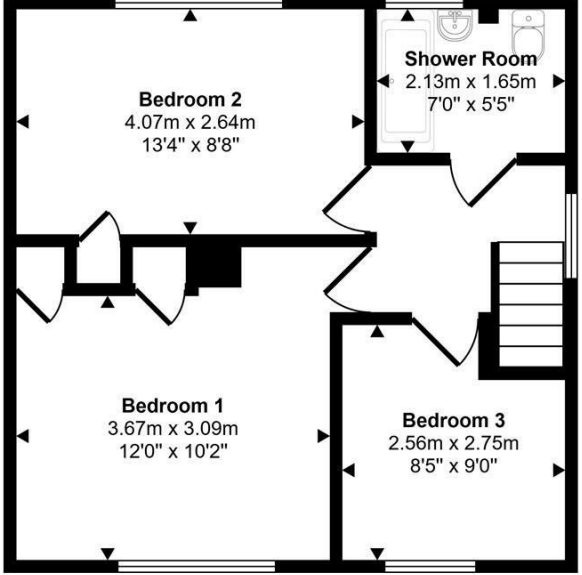
## Environmental Impact (CO<sub>2</sub>) Rating

	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>		
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Approx Gross Internal Area  
84 sq m / 909 sq ft



Ground Floor  
Approx 44 sq m / 471 sq ft



First Floor  
Approx 41 sq m / 438 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.