



26 Halstead Street Newport



THREE BEDROOM FAMILY HOME WITH LARGE GARDEN

- NO ONWARD CHAIN
- PLEASANT THREE BEDROOM FAMILY HOME
- OPEN PLAN LOUNGE/DINER
- GALLEY KITCHEN
- GROUND FLOOR BATHROOM
- UPVC DOUBLE GLAZED
- MODERN GAS BOILER
- GOOD SIZED ENCLOSED REAR GARDEN
- CLOSE TO AMENITIES AND ROAD LINKS
- PERFECT FIRST PURCHASE OR BUY-TO-LET OPPORTUNITY

Chain Free £165,000



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
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01443 485000

Halstead Street, Newport, NP19 0ER

Introduction

Offered for sale with no onward chain and conveniently situated just off Corporation Road is this well presented traditional mid-terraced, bay-fronted 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 Newport City Centre being slightly further afield. The M4 motorway, A48 and A4042 are all a short drive away, providing an easy commute to neighbouring towns and cities.

The property would make the ideal first time purchase or buy-to-let investment with a potential monthly rental of £950 bringing in a health 7% yield*

On entering the property, we are welcomed into the hallway which leads off to an open plan lounge/diner, galley kitchen and bathroom then, upstairs, three bedrooms. Outside, there is a forecourt to the front providing space for bins, recycling boxes and potted plants then, to the rear, a good sized garden laid to lawn and patio.

With a potential achievable monthly rent of £950, a yield of 7% could be achieved based on a purchase figure of £165,000 before costs and expenses

Tenure

Freehold

Boundaries

All legal boundaries should be confirmed by your solicitor

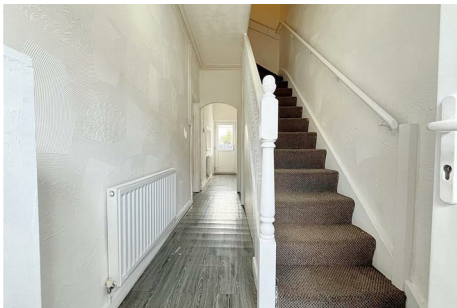
Council tax


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.



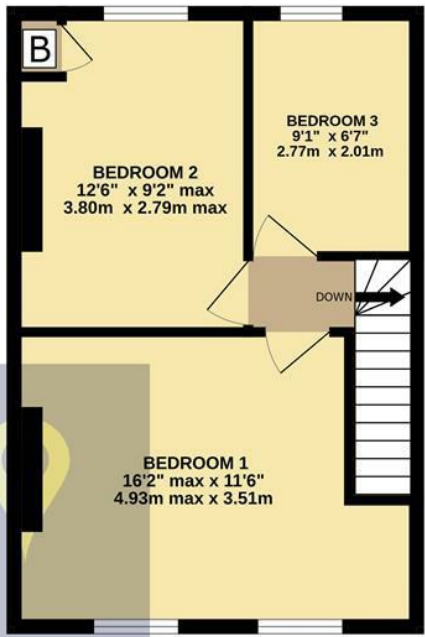
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) 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 	

GROUND FLOOR
427 sq.ft. (39.6 sq.m.) approx.



1ST FLOOR
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA : 797 sq.ft. (74.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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