11 Keene Street
Newport

THREE BEDROOM TERRACED HOME WITH LARGE GARDEN

- NO ONWARD CHAIN
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- GALLEY KITCHEN
- GROUND FLOOR BATHROOM
- LARGE REAR GARDEN
- MODERN GAS BOILER
- POTENTIAL TO IMPROVE
- CLOSE TO AMENITIES AND ROAD LINKS
- IDEAL FIRST TIME PURCHASE

Chain Free £140,000

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Albany Road, Cardiff
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02920 456 444

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01633 212 666

PONTYPRIDD
1 Church Street,
Pontypridd, CF37 2TH
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01443 485000

Keene Street, Newport, NP19 0FU

Introduction
Offered for sale with no onward chain and conveniently situated on the East side of Newport is this mid-terraced family home with a large rear garden. Within walking distance there are local shops, bus stops and well regarded schools as well as the A48 and M4 being a short drive away, providing an easy commute to neighbouring towns and cities.

The property is offered to the market in fair cosmetic order, although there is potential to improve to transform the property into something special.

On entering, we are welcomed into the hallway which leads off to a lounge, dining room, kitchen and ground floor bathroom then, upstairs, three bedrooms. Outside, the rear garden is of good size and laid mainly to grass.

Further benefits include a modern gas combination boiler and uPVC double glazing.

Tenure
Freehold

Council tax
Band B

Boundaries
All legal boundaries should be confirmed by 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	67	
(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
487 sq.ft. (45.3 sq.m.) approx.

1ST FLOOR
353 sq.ft. (32.8 sq.m.) approx.

TOTAL FLOOR AREA : 840 sq.ft. (78.0 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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