



**35 East Grove Road
Newport**



DETACHED BUNGALOW REQUIRING RENOVATION

- NO ONWARD CHAIN
- REQUIRING RENOVATION
- EXCELLENT OPPORTUNITY
- TWO DOUBLE BEDROOMS
- SPACIOUS LOUNGE/DINER
- LARGE BASEMENT AREA WITH POTENTIAL TO IMPROVE
- GARAGE
- LARGE REAR GARDEN
- CLOSE TO AMENITIES
- MAIN ROAD LINKS CLOSE BY

Chain Free £175,000



CARDIFF

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NEWPORT

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01633 212 666



PONTYPRIDD

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East Grove Road, Newport, NP19 9QH

Introduction

Offered for sale with no onward chain and requiring full refurbishment throughout is this detached bungalow set within a larger than average plot, situated just off Aberthaw Road on the East side of Newport, 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 a short drive to the M4 motorway, providing an easy commute to neighbouring towns and cities.

The property is a blank canvas and offers the purchaser a great opportunity to really make it their own, due to it needing a full refurbishment throughout. Many similar properties within the street have extended the living accommodation into the basement providing additional bedrooms, meaning the first floor is designated to communal family areas.

On entering, we are welcomed into the hallway which leads off to two double bedrooms and a good sized lounge/diner with pleasant over the Northern side of Newport as well as family bathroom and kitchen. Outside, there is a driveway which leads to a detached single garage and steps down to a good sized garden with access into the basement area which comprises of two rooms (see floorplan).

Further information can be found below or by calling our sales team. We strongly recommend viewing this property to appreciate the excellent potential to improve.

Tenure

Freehold

Council tax

Band C

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.



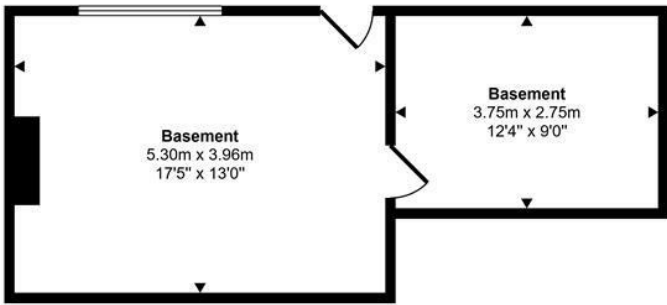
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

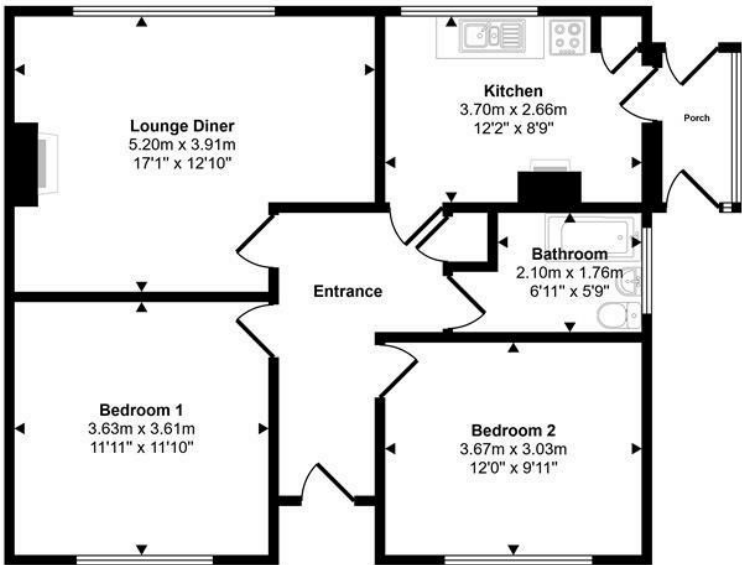
Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC 	

Approx Gross Internal Area
103 sq m / 1108 sq ft



Lower Ground Floor
Approx 32 sq m / 341 sq ft



Ground Floor
Approx 71 sq m / 767 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.