



## 21 Gibbs Road Newport



### STUNNING AND SPACIOUS FOUR BEDROOM HOME WITH DRIVEWAY

- STUNNING AND SPACIOUS FAMILY HOME
- FOUR DOUBLE BEDROOMS
- TWO LOUNGE AREAS PLUS DINING ROOM
- GOOD SIZED KITCHEN
- BEAUTIFUL MATURE GARDENS
- DRIVEWAY TO FRONT
- STYLISH FAMILY BATHROOM
- SMALL BASEMENT STORE ROOM
- NEAR TO AMENITIES AND ROAD LINKS
- MUST BE VIEWED TO APPRECIATE

**£300,000**



#### CARDIFF

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02920 456 444



#### NEWPORT

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01633 212 666



#### PONTYPRIDD

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Pontypridd, CF37 2TH  
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01443 485000

## **Gibbs Road, Newport, NP19 8AR**

### **Introduction**

A fantastic opportunity to purchase this beautifully presented and deceptively spacious family home offering four DOUBLE bedroom accommodation situated at the lower end of Gibbs Road, 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 the beautiful Beechwood Park. The M4 motorway is just a few miles away (J24, Coldra), providing an easy commute to neighbouring towns and cities.

The property has been lovingly owned by the same family since 1970 and, in that time, has undergone many upgrades inside and out.

On entering the property, we are welcomed into the hallway which leads off to a spacious bay-fronted lounge, dining room and an additional rear lounge extending to the kitchen then, upstairs, four DOUBLE bedrooms and a stylish family bathroom. There is also a small basement area located just off the hallway providing additional storage space.

Outside, the frontage offers a driveway which easily accommodates a single vehicle then, to the rear, beautiful tiered gardens laid to various patios and lawns with lots of mature plants and shrubbery.

Viewing really is essential to appreciate what this truly special family home has to offer.

### **Tenure**

Freehold

### **Council tax**

Band E

### **Boundaries**

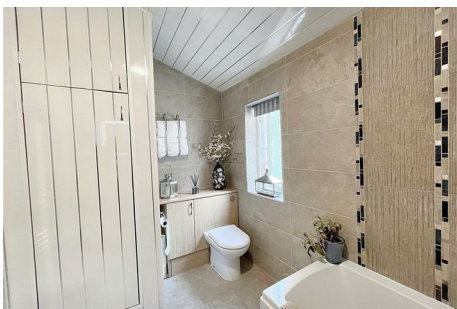
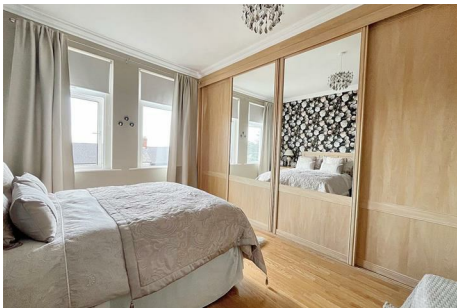
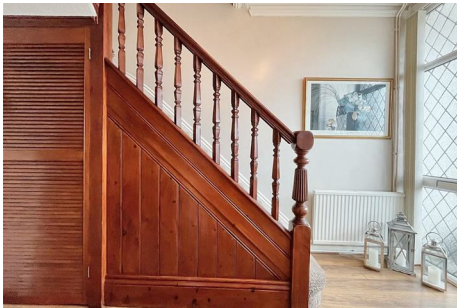
All legal boundaries should be confirmed by your solicitor

### **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.








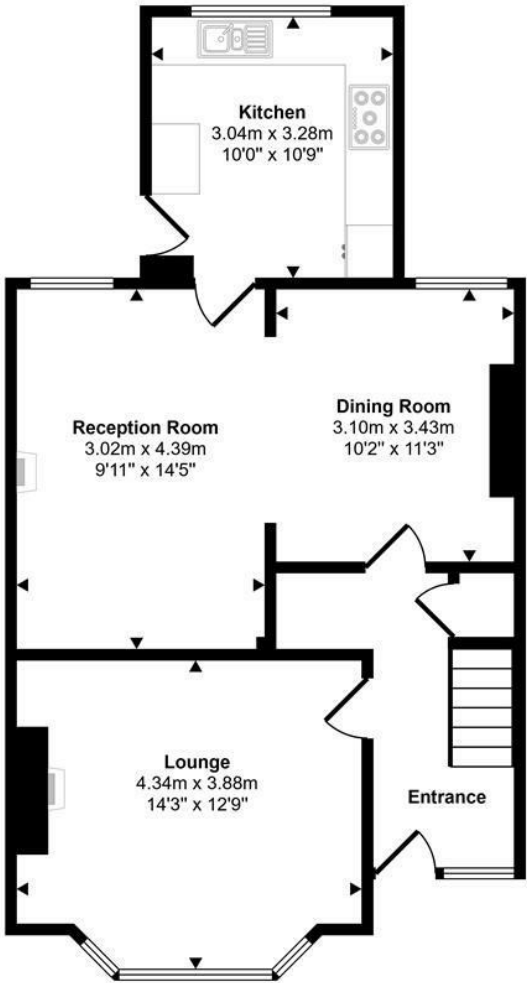
## Energy Efficiency Rating

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

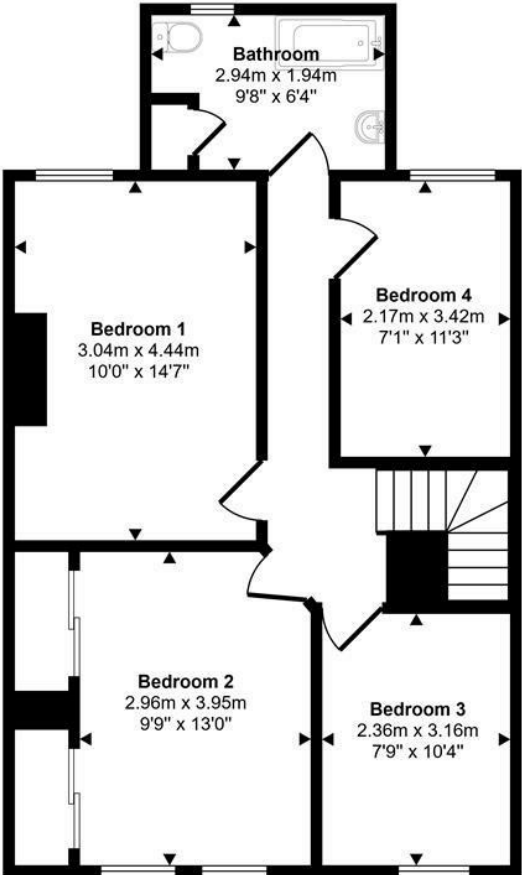
## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(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>		
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Approx Gross Internal Area  
120 sq m / 1290 sq ft



Ground Floor  
Approx 60 sq m / 646 sq ft



First Floor  
Approx 60 sq m / 644 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.