

## 19 Alicia Way Newport



### IMMACULATE THREE BEDROOM MID TERRACED PROPERTY IN POPULAR LOCATION

- THREE BEDROOM MID TERRACED
- NICE SIZE LIVING ROOM
- POPULAR LOCATION
- MUST BE VIEWED
- CLOSE TO ALL AMENITIES AND ROAD LINKS
- GROUND FLOOR WC
- MODERN FITTED KITCHEN
- ALLOCATED PARKING FOR TWO VEHICLES
- ENCLOSED REAR GARDEN
- NO CHAIN

**Chain Free £215,000**



#### CARDIFF

1, St. Martin's Row,  
Albany Road, Cardiff  
CF24 3RP  
[info@james-douglas.co.uk](mailto:info@james-douglas.co.uk)  
02920 456 444



#### NEWPORT

7 Baneswell Road  
Newport, NP20 4BP  
[info@james-douglas.co.uk](mailto:info@james-douglas.co.uk)  
01633 212 666



#### PONTYPRIDD

1 Church Street,  
Pontypridd, CF37 2TH  
[info@james-douglas.co.uk](mailto:info@james-douglas.co.uk)  
01443 485000

## Introduction

Introducing this immaculate three bedroom terraced property in Newport, ideal for first-time buyers and investors alike. The property boasts a low maintenance rear garden, allocated parking for two vehicles, and is conveniently located close to the city centre, restaurants, shops, railway station, and M4 road links for easy commuting.

Inside, you'll find three spacious bedrooms, along with one bathroom and an ensuite for added convenience. The property is in excellent condition, perfect for those looking for a hassle-free move.

With its prime location and proximity to various amenities, this property presents a fantastic opportunity for both homebuyers and investors. Don't miss out on the chance to view this wonderful property - arrange a viewing today!

## Tenure

The property is Freehold. We are advised the half yearly service charge (1st July 2025 - 31st Dec 2025) £118.96

## Council Tax

Band D

## Viewings

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.

## Boundaries


All legal boundaries should be confirmed by your solicitor.








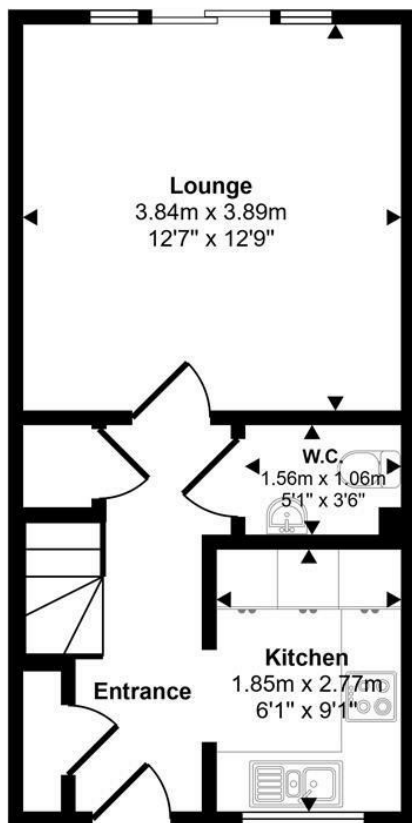
## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>80</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 	

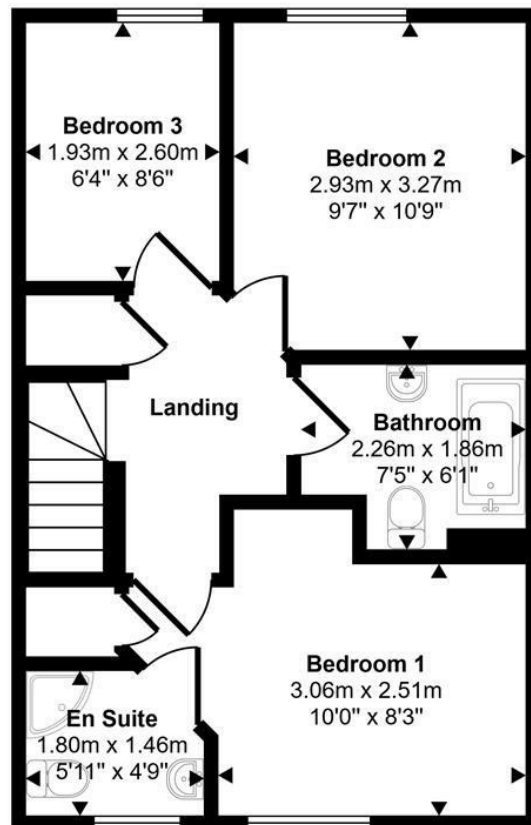
## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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Approx Gross Internal Area  
70 sq m / 758 sq ft



Ground Floor  
Approx 30 sq m / 328 sq ft



First Floor  
Approx 40 sq m / 430 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.