

## 16 Glanmor Park Avenue Newport



### WELL PRESENTED FAMILY HOME WITH THREE DOUBLE BEDROOMS

- BEAUTIFULLY PRESENTED SEMI DETACHED HOME
- THREE DOUBLE BEDROOMS
- LOVELY OPEN PLAN KITCHEN/DINER
- GOOD SIZED LOUNGE
- GROUND FLOOR WC
- INTEGRAL GARAGE
- DRIVEWAY
- BEAUTIFUL ENCLOSED REAR GARDEN
- WALKING DISTANCE TO AMENITIES
- NEAR TO MAJOR ROAD CONNECTIONS

**£275,000**



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## **Glanmor Park Avenue, Newport, NP19 8BA**

### **Introduction**

A fantastic and rare opportunity to purchase this immaculately presented and well proportioned Franklin house situated in the ever popular Christchurch area of Newport, offering THREE DOUBLE BEDROOM accommodation and close proximity to excellent amenities. Within walking distance there are local shops, bus stops and well regarded schools as well as the historic Beechwood Park. The M4 motorway and A48 are both a short drive away, providing an easy commute to neighbouring towns and cities.

The property has been very well maintained and improved by the owners, plus benefits from the addition of a ground floor WC.

On entering, we are welcomed into the hallway which leads off to a good sized lounge, open plan kitchen/diner and a ground floor WC with access door into the integral garage. Upstairs, the landing leads off to three double bedrooms and four-piece family bathroom.

Outside, the frontage offers a double-width driveway then, to the rear, a beautiful enclosed garden laid to patio, lawn and pergola area.

Viewing is essential to appreciate what this superb family home has to offer.

### **Tenure**

Leasehold. 999 years from c.1965 with an annual ground rent of approximately £17

### **Boundaries**

All boundaries should be confirmed by your solicitor

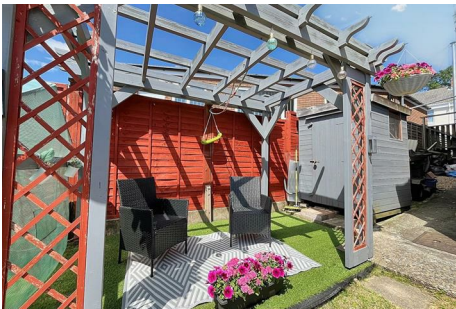
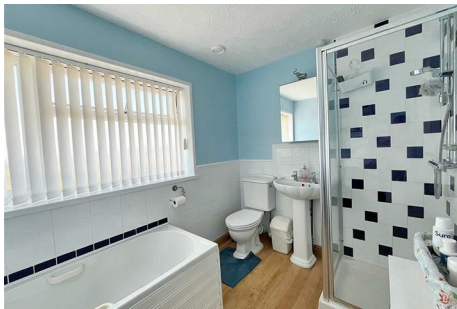
### **Council tax**

Band D

### **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.






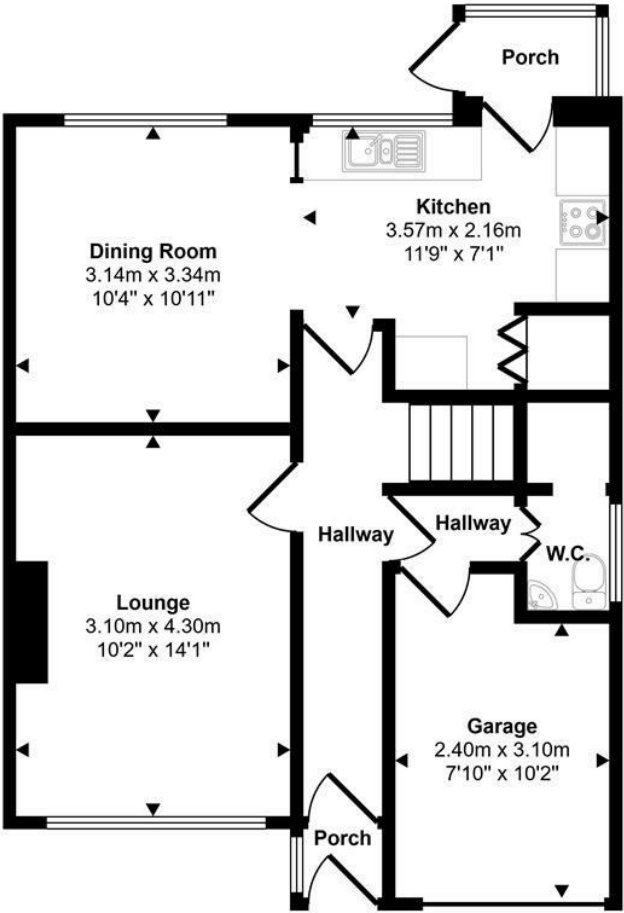
# Energy Efficiency Rating

|   | 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  |           |

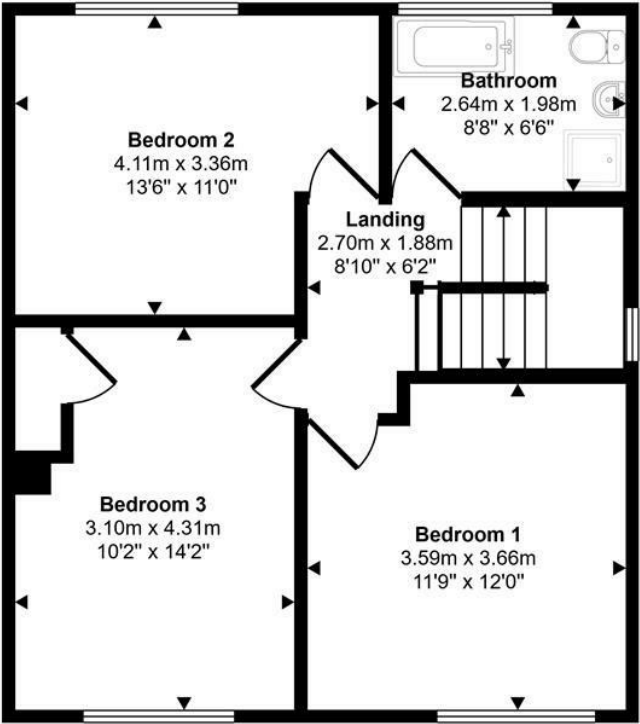
# Environmental Impact (CO<sub>2</sub>) Rating

|   | 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>                                    |   |           |
| (21-38) <b>F</b>                                    |   |           |
| (1-20) <b>G</b>                                     |   |           |
| Not environmentally friendly - higher CO2 emissions |   |           |
| <b>England &amp; Wales</b>                          | EU Directive 2002/91/EC  |           |

Approx Gross Internal Area  
111 sq m / 1200 sq ft



Ground Floor  
Approx 58 sq m / 621 sq ft



First Floor  
Approx 54 sq m / 579 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.