



24 Shaw Grove Newport



STUNNING THREE BEDROOM FAMILY HOME WITH LOVELY GARDENS

- BEAUTIFULLY PRESENTED THROUGHOUT
- THREE BEDROOM FAMILY HOME
- IMPRESSIVE FRONT AND REAR GARDENS
- OPEN PLAN KITCHEN/DINER
- FRONT LOUNGE WITH WOOD BURNER
- FAMILY BATHROOM PLUS GROUND FLOOR WC AND ADJOINING UTILITY
- MODERN UPVC DOUBLE GLAZING AND GAS BOILER
- PLEASANT VIEWS TO THE FRONT
- WALKING DISTANCE TO AMENITIES
- NEAR TO MAIN ROAD LINKS

£210,000



CARDIFF

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NEWPORT

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PONTYPRIDD

1 Church Street,
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Shaw Grove, Newport, NP20 3JR

Introduction

A fantastic opportunity to purchase this beautifully presented and recently upgraded family home situated within the popular Gaer area of Newport, offering easy access to excellent amenities and main road links. Within walking distance there are local shops, bus stops and well regarded schools as well as the M4 motorway and A48 being a short drive away, both providing an easy commute to neighbouring towns and cities.

On entering the property, we are welcomed into the larger than average hallway which leads off to a good sized front lounge with feature wood burner, an impressive open plan kitchen/diner with adjoining WC and utility room then, upstairs, three bedrooms and stylish family bathroom.

Outside, the frontage offers well manicured lawned gardens with steps up to the front door then, to the rear, an enclosed garden with rear access laid to a lower patio and raised decking area and good sized lawns complete with store shed.

Viewing is essential to appreciate what this beautiful family home has to offer, further information can be found below or by calling our friendly sales team.

Tenure

Freehold

Council tax

Band C

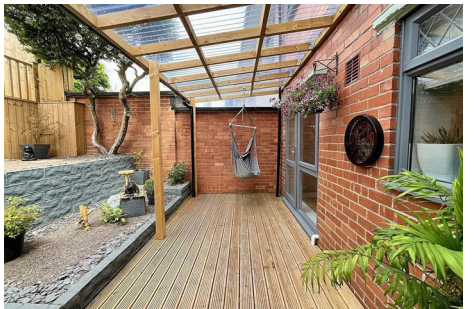
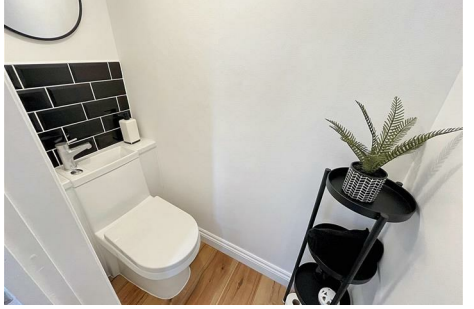
Boundaries

All 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.






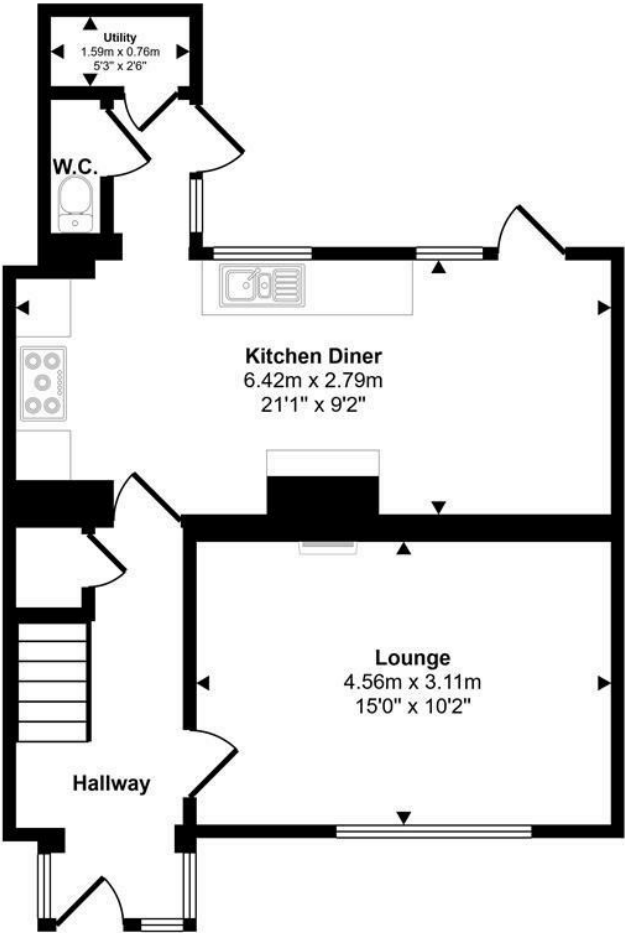
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 	

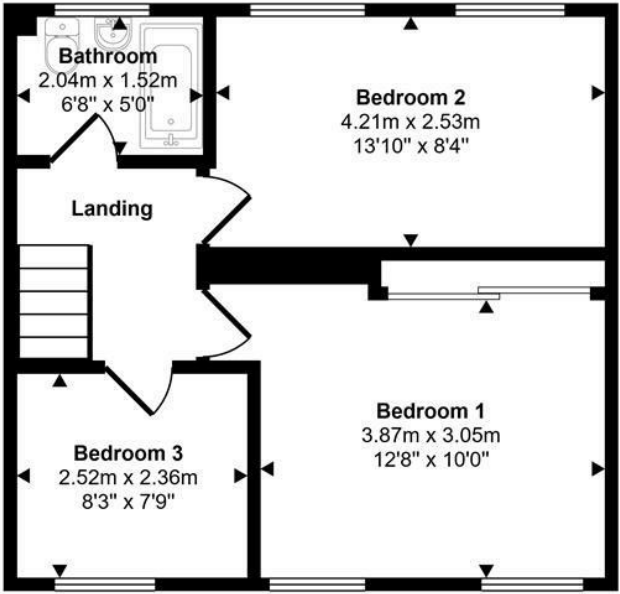
Environmental Impact (CO₂) Rating

	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 	

Approx Gross Internal Area
87 sq m / 934 sq ft



Ground Floor
Approx 46 sq m / 500 sq ft



First Floor
Approx 40 sq m / 434 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.