



**15 Russell Close
Bassaleg
Newport**



SPACIOUS THREE STOREY FAMILY HOME WITH PLEASANT VIEWS

- NO ONWARD CHAIN
- THREE BEDROOM SEMI DETACHED HOME
- TWO RECEPTION ROOMS
- BASEMENT LEVEL WITH USEABLE ROOM, WC AND SHOWER
- ELEVATED DECKING AREA
- GOOD SIZED REAR GARDEN
- DETACHED GARAGE
- LOTS OF POTENTIAL TO IMPROVE
- PLEASANT VIEWS TO THE REAR
- EXCELLENT AMENITIES AND ROAD LINKS CLOSE BY

Chain Free £235,000



CARDIFF

1, St. Martin's Row,
Albany Road, Cardiff
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02920 456 444



NEWPORT

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01633 212 666



PONTYPRIDD

1 Church Street,
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01443 485000

Russell Close, Bassaleg, NP10

Introduction

A fantastic opportunity to purchase this well maintained and extended semi detached family home in Bassaleg, just minutes from excellent amenities and main road connections. Within walking distance there are local shops, bus stops and well regarded schools (including Bassaleg Comprehensive, subject to availability*) as well as the M4 motorway being a short drive away.

On entering the property, we are welcomed into the hallway which leads off to a lounge, dining room and kitchen then, upstairs, three bedrooms and family bathroom. Outside, the rear garden is of good size and features an elevated decking area with steps down to the main garden. There is a separate access door leading into the basement room which is useable, also featuring a shower room and separate WC.

Further information can be found below or by calling our sales team.

Tenure

Freehold

Council tax

Band D

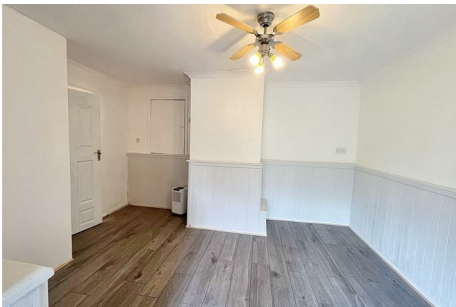
Boundaries

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.



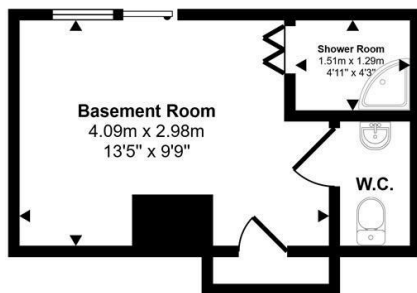
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

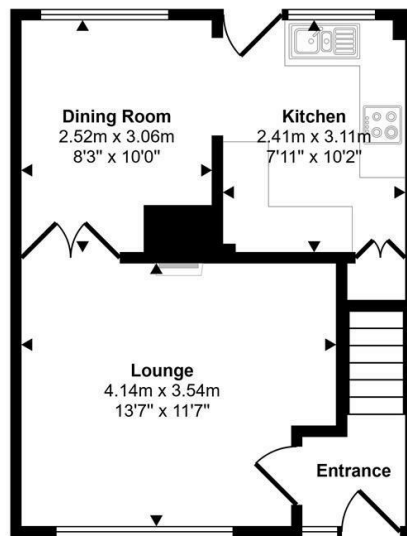
Environmental Impact (CO₂) Rating

	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	

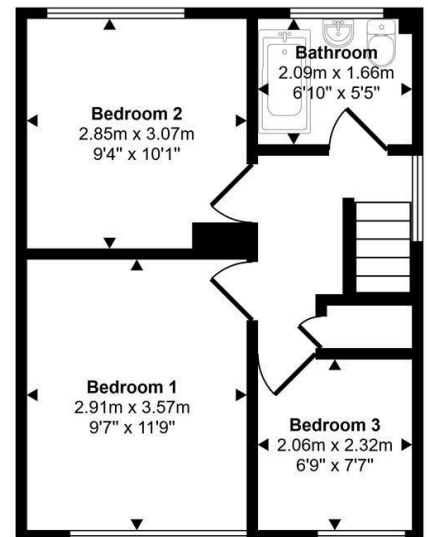
Approx Gross Internal Area
85 sq m / 919 sq ft



Basement
Approx 16 sq m / 177 sq ft



Ground Floor
Approx 34 sq m / 368 sq ft



First Floor
Approx 35 sq m / 374 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.