



149 Maesglas Crescent Newport



LOVELY THREE BEDROOM FAMILY HOME WITH LARGE GARDEN

- LOVELY MID-TERRACED FAMILY HOME
- THREE BEDROOMS
- MODERN FAMILY SHOWER ROOM
- LOUNGE/DINER
- KITCHEN
- GREAT SIZED REAR GARDEN WITH STORE SHED
- FRONT FENCED GARDEN
- WALKING DISTANCE TO AMENITIES
- MAIN ROAD LINKS CLOSE BY
- PERFECT FIRST PURCHASE

£150,000



CARDIFF

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Albany Road, Cardiff
CF24 3RP

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02920 456 444



NEWPORT

7 Baneswell Road
Newport, NP20 4BP
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01633 212 666



PONTYPRIDD

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01443 485000

Maesglas Crescent, Newport, NP20 3DA

Introduction

A fantastic opportunity to purchase this lovely, well maintained mid-terraced family home situated within Maesglas, just minutes from excellent amenities and main road connections. Within walking distance there are local shops, bus stops and well regarded primary and secondary schools as well as easy access onto the A48 and M4 (J28), providing an easy commute to neighbouring towns and cities.

On entry to the property, you are welcomed into the hallway which leads off to a lounge/diner and kitchen to the ground floor then, upstairs, three bedrooms and modern shower room. Outside, the frontage is enclosed by feather-edge fencing and laid to lawn then, to the rear, a larger than average lawned garden with patio and store shed, also featuring rear access.

We are advised the property is of timber-framed construction so we suggest discussing this with your mortgage lender.

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

Tenure

Freehold

Council tax

Band B

Boundaries

All boundaries should be confirmed by your solicitor prior to purchase

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.



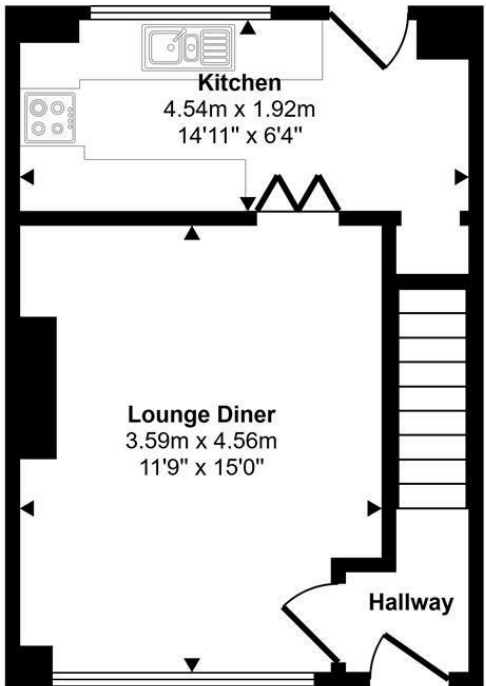
Energy Efficiency Rating

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

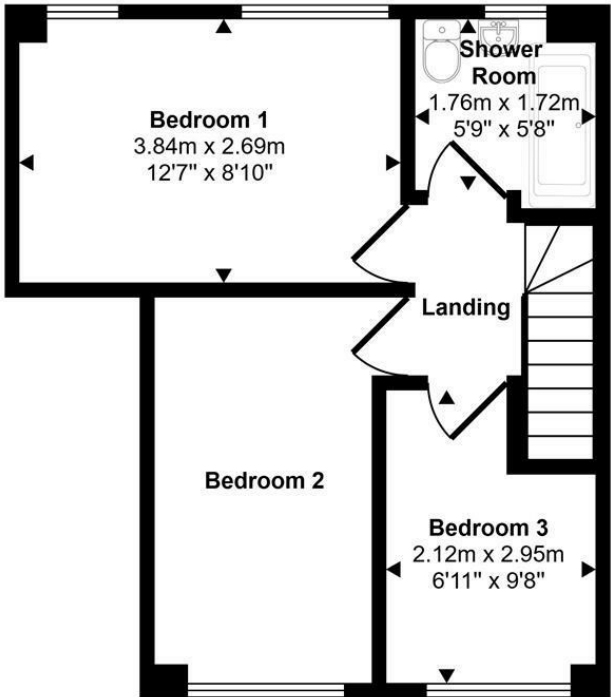
Environmental Impact (CO₂) Rating

	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		
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Approx Gross Internal Area
63 sq m / 676 sq ft



Ground Floor
Approx 30 sq m / 322 sq ft



First Floor
Approx 33 sq m / 354 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.