

## 2 Preston Avenue Newport



### ONE BEDROOM FLAT GROUND FLOOR FLAT ON WESTSIDE OF NEWPORT (CASH BUYER ONLY DUE TO ABSENT LANDLORD)

- CASH BUYERS ONLY DUE TO ABSENT LANDLORD
- 1 BEDROOM GROUND FLOOR FLAT
- A FEW MINUTES WALK TO SHOPS AND BUS STOPS
- WALKING DISTANCE TO TOWN CENTRE
- IDEAL FOR BUY TO LET INVESTORS
- SITUATED ON THE POPULAR WESTSIDE OF NEWPORT
- IN NEED OF UPDATING/MODERISATION
- EASY ACCESS TO ALL MAJOR ROAD CONNECTIONS AND M4 MOTORWAY
- CLOSE TO ROYAL GWENT AND ST WOOLOS HOSPITALS
- PROPERTY IS BEING WITH SITTING TENANT

Offers In The Region Of £132,000



#### 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**

Presenting this one bedroom ground floor flat, ideally situated on the desirable Westside of Newport. This well-proportioned home is perfect for investors or those taking their first step onto the property ladder.

Set within a vibrant and well-connected neighbourhood, the flat enjoys close proximity to a wealth of local amenities and Ridgeway. Residents can take advantage of excellent transport links, with swift access to the M4 making Cardiff and Bristol highly accessible. In addition, main bus routes provide convenient connections to Newport's bustling Town Centre and the picturesque Valleys, facilitating easy commuting and exploration.

Families and professionals alike will appreciate the location's proximity to reputable local schools, ensuring educational needs are well served. The property is also within easy reach of both The Royal Gwent and St Woolos Hospitals, making it a practical choice for healthcare professionals and anyone seeking peace of mind with nearby medical facilities.

This ground floor flat comes with a double bedroom and a generous living area, providing comfort and functionality. The kitchen offers plenty of potential for reimagining into a stylish and contemporary space. To the outside, a private rear garden offers valuable outdoor space for relaxing or entertaining in the warmer months, complemented by on-street parking for added convenience.

**PROPERTY IS BEING SOLD WITH SITTING TENANT**

### **Council Tax**

Band B

### **Tenure**

Leasehold, 999 Years from 1985. (CASH BUYER ONLY DUE TO ABSENT LANDLORD)

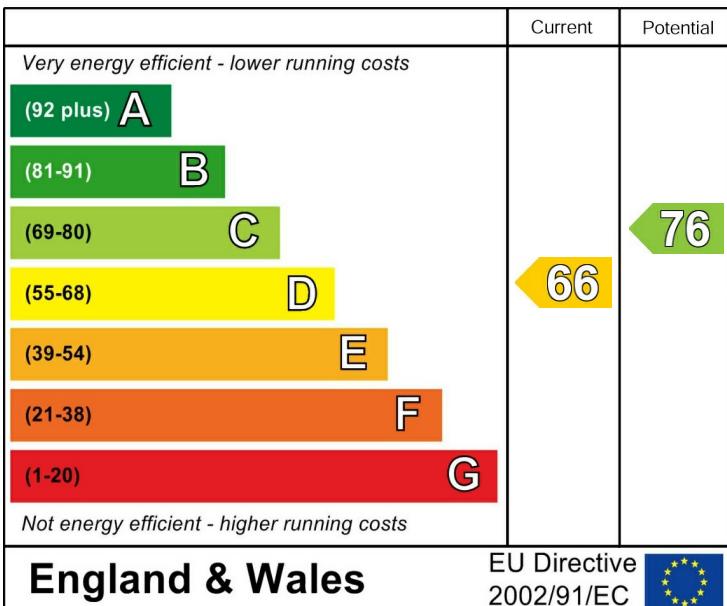
### **Viewings**

By prior appointment with vendors agents James Douglas. Tel: 01633 212666.

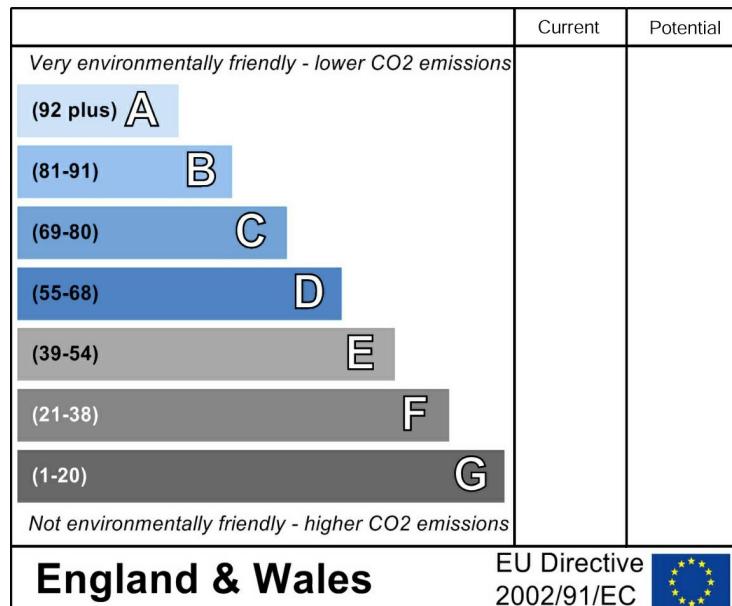
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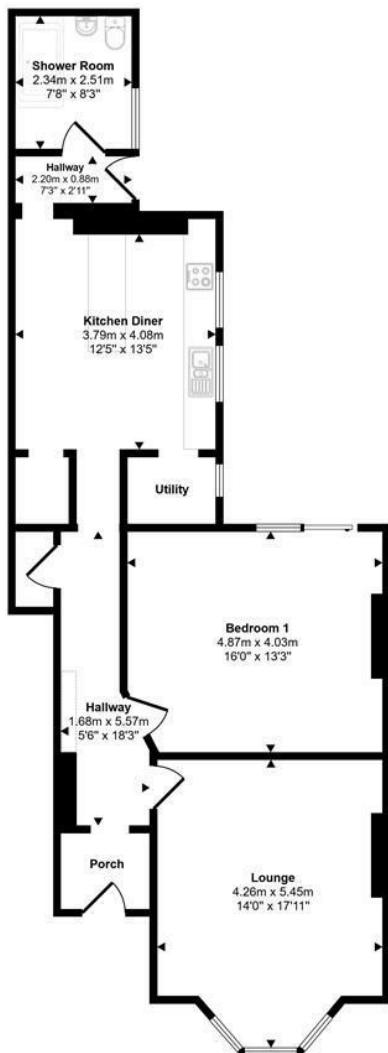
## Energy Efficiency Rating



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



Approx Gross Internal Area  
85 sq m / 917 sq ft



Floorplan

 Denotes head height below 1.5m

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.