



## 8 Bishpool View Newport



### WELL PRESENTED THREE BEDROOM SEMI DETACHED HOME

- NO ONWARD CHAIN
- THREE BEDROOM SEMI DETACHED HOME
- GROUND FLOOR WC
- MODERN FIRST FLOOR BATHROOM
- OPEN PLAN KITCHEN/DINER
- ENCLOSED REAR GARDEN WITH SIDE ACCESS
- DRIVEWAY TO FRONT
- WALKING DISTANCE TO AMENITIES
- MAIN ROAD LINKS CLOSE BY
- PERFECT FIRST PURCHASE OR DOWNSIZER

**£209,995**



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#### PONTYPRIDD

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# **Bishpool View, Newport, NP19 9BG**

## **Introduction**

Offered for sale with no onward chain is this well presented and recently upgraded semi detached family home situated just off Chepstow Road in Newport, just minutes from excellent amenities and main road connections. Within walking distance there are local shops, bus stops and well regarded schools as well as the M4 motorway (J24) being a short drive away.

On entering the property, we are welcomed into the hallway which leads off to a WC, a good sized lounge and an open plan kitchen/diner spanning the full width of the house then, upstairs, three bedrooms and a family bathroom.

Outside, the frontage offers off road parking for two cars and a larger than average rear and side garden with access leading to the front of the house.

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

## **Tenure**

Freehold

## **Council tax**

Band D

## **Boundaries**

All legal 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.






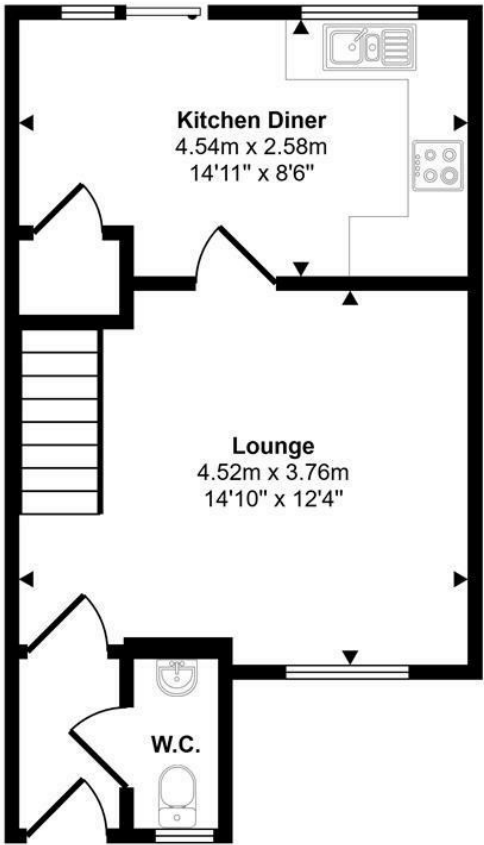
# Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<div>73</div>	<div>88</div>
(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		
England & Wales		EU Directive 2002/91/EC 

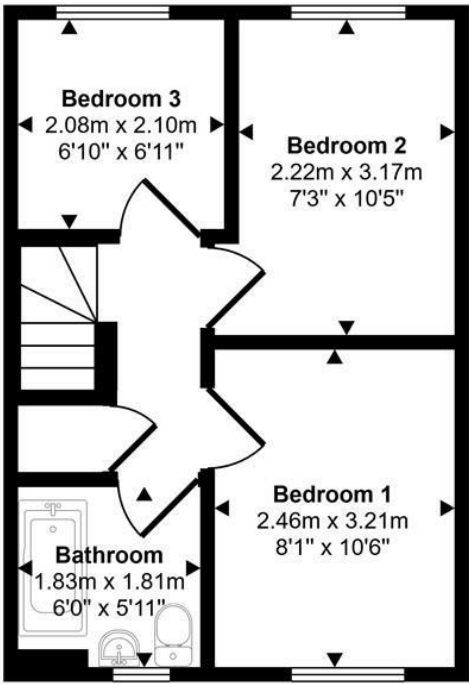
# Environmental Impact (CO<sub>2</sub>) Rating

	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>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

Approx Gross Internal Area  
61 sq m / 660 sq ft



Ground Floor  
Approx 32 sq m / 348 sq ft



First Floor  
Approx 29 sq m / 312 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.