



25 Keynsham Avenue Newport



BEAUTIFULLY REFURBISHED THREE BEDROOM FAMILY HOME

- BEAUTIFULLY PRESENTED THROUGHOUT
- THREE GOOD SIZED BEDROOMS
- IMPRESSIVE OPEN KITCHEN WITH CENTRAL ISLAND
- BAY-FRONTED LOUNGE
- GROUND FLOOR WC
- LUXURY FAMILY SHOWER ROOM
- REFURBISHED TO AN EXCELLENT STANDARD
- MATURE REAR GARDEN
- WALKING DISTANCE TO AMENITIES
- MAIN ROAD CONNECTIONS CLOSE BY

Offers In Excess Of £300,000



CARDIFF

1, St. Martin's Row,
Albany Road, Cardiff
CF24 3RP

info@james-douglas.co.uk

02920 456 444



NEWPORT

7 Baneswell Road
Newport, NP20 4BP
info@james-douglas.co.uk
01633 212 666



PONTYPRIDD

1 Church Street,
Pontypridd, CF37 2TH
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01443 485000

Keynsham Avenue, NP20 4EH

Introduction

A fantastic opportunity to purchase this beautifully presented and sympathetically refurbished semi detached home situated on Keynsham Avenue, just minutes away from excellent amenities and main road connections. Within walking distance there are local shops with the City Centre, the Royal Gwent Hospital and well regarded schools as well as the M4 motorway and A48 both being a short drive away, providing an easy commute to neighbouring towns and cities.

The property was purchased by the current owners in 2022 and, in that time, has been refurbished and reconfigured resulting in a truly magnificent family home.

On entering, we are welcomed into the hallway which leads off to a cosy front lounge with parquet flooring and a large bay window, a newly installed ground floor WC and an impressive open plan kitchen featuring integrated appliances, utility area and central island. Upstairs, the landing leads off to three good sized bedrooms (two of-which benefit from built-in wardrobes) and a four piece bathroom comprising of a WC, sink, bidet and shower cubicle. The front and rear gardens both offer well manicured and space for all the family to enjoy; with the rear garden benefitting from a lower patio and store shed, a mid lawned area and an elevated decked area with store shed.

Viewing really is essential to appreciate what this lovely family home has to offer. Further information can be found below or by calling our 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.

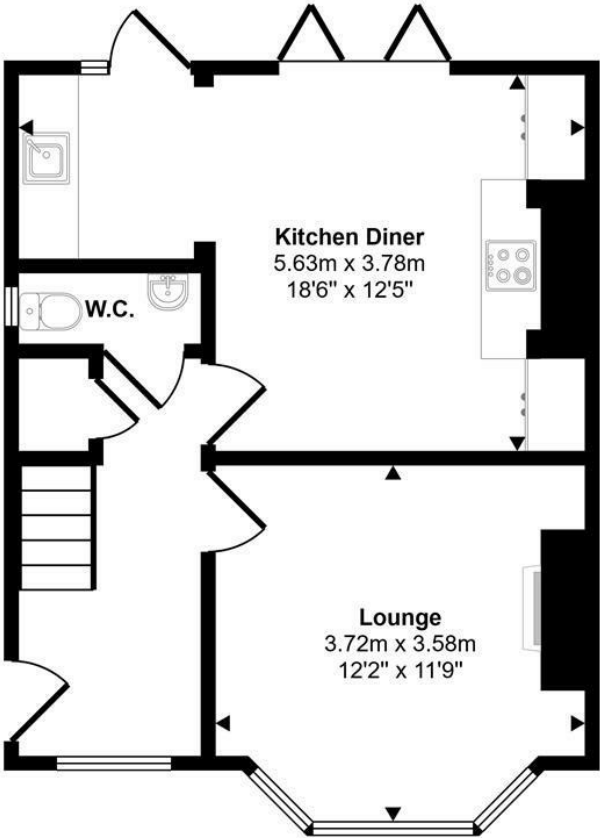




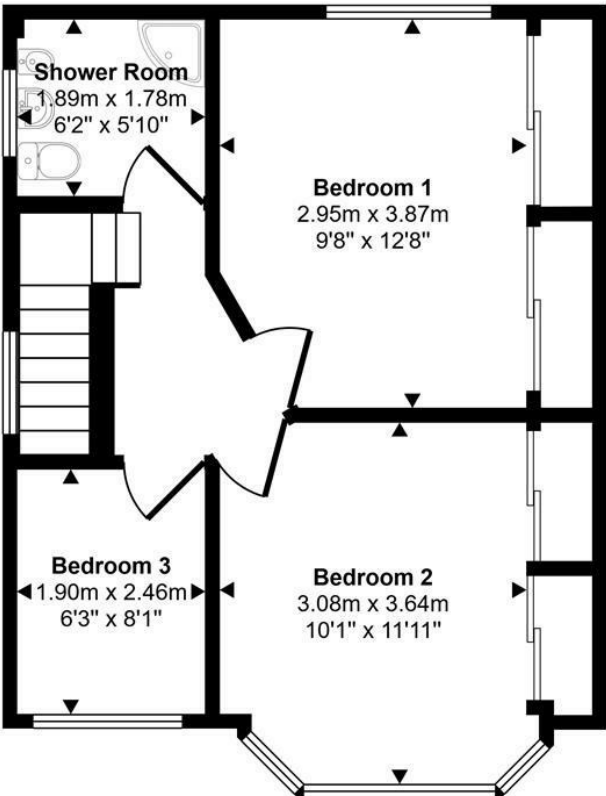
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) 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
82 sq m / 884 sq ft



Ground Floor
Approx 40 sq m / 434 sq ft



First Floor
Approx 42 sq m / 450 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.