

**18 Keynsham Avenue
Newport**



BEAUTIFULLY PRESENTED SEMI DETACHED HOME WITH IMPRESSIVE GARDEN

- IMMACULATELY PRESENTED THROUGHOUT
- STUNNING REAR GARDEN
- TRADITIONAL THREE BEDROOM SEMI-DETACHED HOME
- DOUBLE DRIVEWAY AND DETACHED GARAGE
- TWO SPACIOUS RECEPTION ROOMS
- STYLISH BATHROOM AND KITCHEN
- WALKING DISTANCE TO AMENITIES
- MAIN ROAD CONNECTIONS CLOSE BY
- BASEMENT
- MUST BE VIEWED TO APPRECIATE

£275,000



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
info@james-douglas.co.uk
01443 485000

Keynsham Avenue, Newport, NP20 4EH

Introduction

A fantastic opportunity to purchase this immaculately presented semi-detached family home on Keynsham Avenue, ideally positioned within walking distance of excellent local amenities and offering convenient access to major road connections.

The property is located within easy reach of Newport City Centre, including local shops, bus and train stations, and the Royal Gwent Hospital, as well as well-regarded primary and secondary schools. The M4 motorway is also just a short drive away, providing an easy commute to neighbouring towns and cities.

The home is presented to the market in excellent condition and has benefited from a number of recent upgrades, including a modern Viessmann gas combination boiler, a new garage roof with an electric roller door, a full rewire, and a newly laid double driveway.

Upon entering the property, you are welcomed into a bright and inviting hallway, which provides access to two spacious reception rooms and a stylish fitted kitchen. To the first floor, there are three well-proportioned bedrooms and a modern family bathroom.

Externally, the property continues to impress. The front offers a double-width driveway providing ample off-road parking. To the rear, there is a generous lawned garden with a variety of mature plants and trees, along with access to a wider-than-average single garage featuring new front and rear doors and a recently replaced roof. There is also access to a useful basement area, with an average ceiling height of just over 6ft, complete with power and lighting.

Viewing is highly recommended to fully appreciate everything this superb home has to offer.

Tenure

Freehold

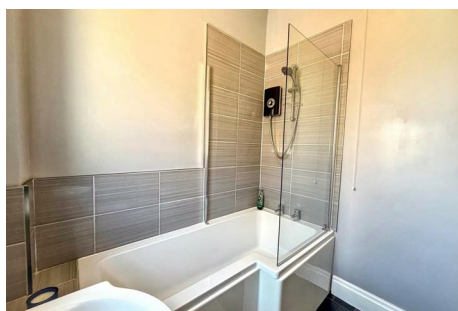
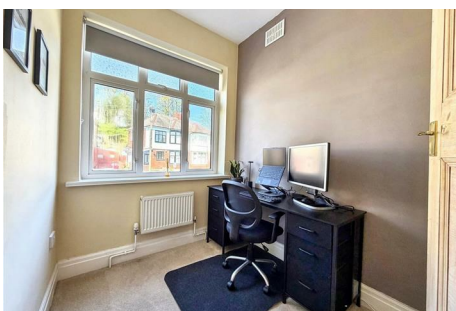
Council tax

Band D


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.



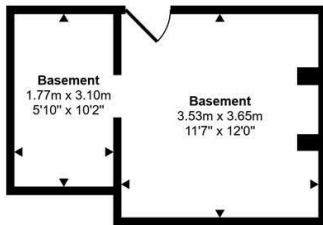
Energy Efficiency Rating

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

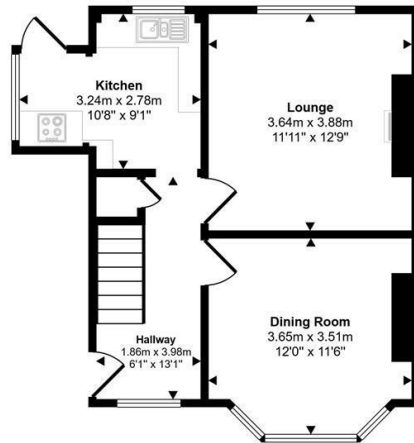
Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	

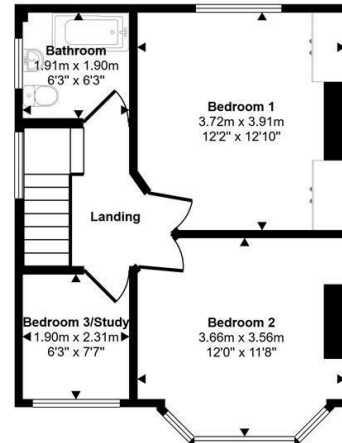
Approx Gross Internal Area
118 sq m / 1274 sq ft



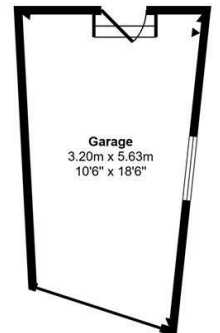
Cellar
Approx 19 sq m / 203 sq ft



Ground Floor
Approx 43 sq m / 466 sq ft



First Floor
Approx 42 sq m / 448 sq ft



Garage
Approx 15 sq m / 158 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.