

**36 The Moorings**  
**Newport**  
**NP19 7JB**

**200,000**



- NO CHAIN
- Recently re-furnished
- Sought after residential area
- Excellent road link to the M4
- Access to primary and comprehensive schools.
- Access to local amenities.
- Excellent road links to the city centre.
- Ideal first time purchase or investment
- Viewing is highly recommended

**Ref: PRC12828**

**Viewing Instructions: Strictly By Appointment Only**



## General Description

NO CHAIN.

Recently-refurbished.

3 bedroom semi detached family home with detached garage, front and rear gardens.

The property is located in a sought after residential area off Caerleon Road with excellent road links to the M4, city centre, access to local schools and amenities.

Viewing is highly recommended.

---

## Accommodation

---

### Introduction

We are pleased to offer for sale this recently re-furbished 3 bedroom semi detached family home with front, rear gardens & garage. The property is located in a sought after residential area off Caerleon Road with excellent road links to the M4, access to local primary & comprehensive schools and amenities.

The property comprises;- entrance hallway, lounge / dining room and kitchen.

To the first floor you have 3 bedrooms and family bathroom.

To the outside you have a detached garage with up and over door, front garden with steps up and side access to the rear garden.

Ideal first time purchase or investment.

Viewing is highly recommended.

---

### Entrance

Via upvc double glazed front door into;-

---

### Hallway

Stairs to first floor landing, central heating radiator, plastered finish to walls and ceiling. Doors off to all rooms.

---

### Lounge / dining room (29' 10" x 10' 2") or (9.10m x 3.10m)

Plastered finish to walls and ceiling, upvc double glazed window to front with superb views & upvc double glazed window rear. Two central heating radiators. Obscured upvc double haggled door to rear garden.

---

### Kitchen (9' 6" x 8' 6") or (2.90m x 2.60m)

The kitchen is fitted with a range of wall and base units, roll top food preparation work surfaces. Integrated oven with four burner gas hob, extractor hood over. Wall mounted Gloworm combination boiler, tiled splashbacks, upvc double glazed obscured door to side of the property, upvc double glazed window, space for fridge / freezer, washing machine etc, further door off to under stairs storage cupboard housing the meters.

---

### First Floor Landing

Loft access, upvc double glazed window, doors off to all rooms. Door to airing cupboard.

---

## Bathroom

Ceramic tiling to walls, low level wc, pedestal wash hand basin, panelled bath with electric shower over, obscured upvc double glazed window and central heating radiator.

---

## Master Bedroom (14' 9" x 9' 6") or (4.50m x 2.90m)

Upvc double glazed window, central heating radiator. Plastered finish to walls and ceiling.

---

## Bedroom 2 (13' 9" x 9' 10") or (4.20m x 3.00m)

Upvc double glazed window to rear, central heating radiator.

---

## Bedroom 3 (9' 10" x 6' 7") or (3.00m x 2.00m)

Plastered finish to walls and ceiling, central heating radiator, upvc double glazed window, door to storage cupboard.

---

## Outside

Garage;- detached with up and over door.  
Front;- garden with steps up to the front door.  
Rear;- side access to rear garden leads to rear garden. Steps to lawn area, enclosed with panelled fencing.

---

## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:66

## Tenure

We are informed that the tenure is Freehold

## Council Tax

Band Not Specified

---

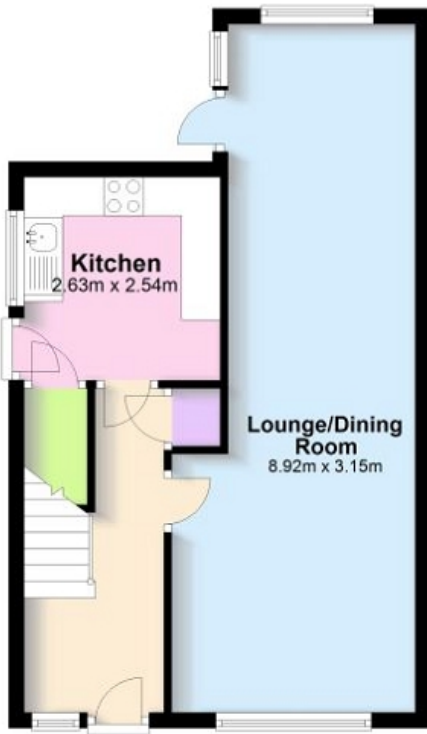




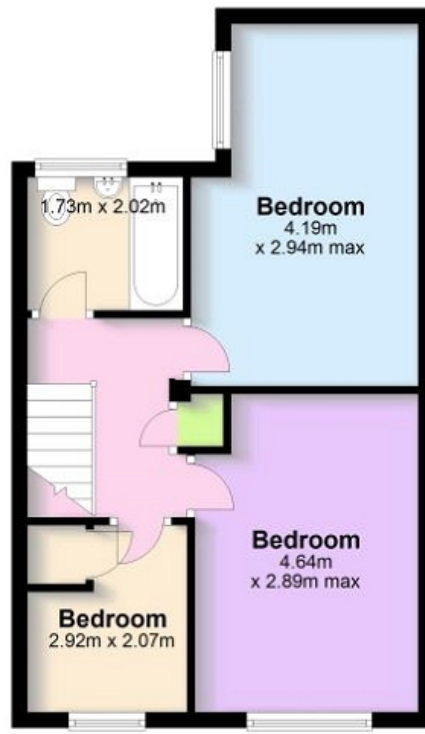




## Ground Floor



## First Floor



This floor plan illustration is an approximation of existing structures and features and is provided for convenience only with the permission of the seller. All measurements are approximate and not guaranteed to be exact or to scale. Buyer should confirm measurements using their own source  
Plan produced using PlanUp.

All room sizes are approximate. Electrical installations, central heating & plumbing & draining installations are noted in particulars on the basis of a visual inspection only. They have not been tested & no warranty of condition or fitness is implied by their inclusion. Potential purchasers are warned that they must make their own enquiries as to the condition of the structure of any appliances, installation or any element of the structure or fabric of the property. Messrs Davis and Sons for themselves and for the Vendors and Lessors of this property whose agents they are give notice that, (i) The particulars are set out as a general outline only for the guidance of the intended Purchasers or Lessors and do not constitute part of an offer or contract (ii) All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and other details are given without responsibility and any intending Purchasers or Tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Davis and Sons has any authority to make or give any representation or warranty whatever in relation to this property.