

**33 Queens Close**  
**Newport**  
**NP20 5FG**

**220,000**



- Walking distance to the city centre
- Walking distance to Newport railway station
- Walking distance to local school
- Walking distance to local amenities
- Excellent road links to the M4 J26
- Excellent road links to Cwmbran, Pontypool etc.
- Front/side / rear gardens
- Viewing is highly recommended
- Great location

**Ref: PRC12838**

**Viewing Instructions: Strictly By Appointment Only**



# General Description

CITY LIVING.  
Modern 3 bed semi detached family home  
with front/side/rear gardens within walking distance  
of the city centre, railway station, local school, local  
amenities & located in a great position for commuting  
with excellent road links to the M4 and the valleys.  
Great family home in a popular residential area.  
Potential for off road parking (with planning permission)  
Viewing highly recommended

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## Accommodation

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### Introduction

Davis & Sons are very pleased to offer for sale this 3 bed semi detached family home located on the west side of Newport, walking distance to the city centre, railway station and schools. Excellent motorway links to the M4 J26 via Malpas Road and bypass to Cwmbran, Pontypool etc.  
The property briefly comprises;- Hallway, lounge, cloakroom / wc, utility room, study / bed 4 & fitted kitchen / diner. To the first floor you have 3 bedroom and family bathroom. To the outside you have mature front garden with potential to provide off road parking with planning permission. Gated side access leading to a good size rear garden.  
Ideal first time purchase or investment.  
VIEWING IS HIGHLY RECOMMENDED.

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### Entrance

Via upvc double glazed front door into;-

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### Hallway

Plastered finish to walls, tiled flooring, stairs to first floor, central heating radiator. Under stairs storage cupboard. Door off to all rooms.

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### Lounge (12' 05" x 9' 04" ) or (3.78m x 2.84m)

Upvc double glazed bay window to front, plastered finish to walls, feature marble fire place, laminate flooring.

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### Cloakroom/w.c

Tiled flooring and walls, upvc double glazed window. Low level wc, wash hand basin.

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### Utility Room (8' 03" x 6' 03") or (2.51m x 1.91m)

Tiled flooring continued half tiled walls, half plastered walls, single wooden window, newly fitted combination boiler. Stainless steel sink, and mixer tap, plumbing for wash machine, space for fridge and space for freezer.

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### Study / Bed 4 (9' 06" x 6' 09" ) or (2.90m x 2.06m)

Plastered finish to walls and ceiling, upvc double glazed window, tiled flooring continued.

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**Kitchen / Dining area (12' 0" x 11' 05") or (3.66m x 3.48m)**

Tiled floor continued, plastered finish to walls, tiling to splash backs, decorative coving, plastered finish to ceiling. The kitchen is fitted with a range of wall and base units, roll top work surfaces, gas range cooker, stainless steel sink with mixer tap. Plumbing for further white goods, inset low voltage lighting. Upvc double glazed window and door leading to rear.

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**First Floor Landing**

Plastered finish to walls, loft access, upvc double glazed window to side, doors off to all rooms.

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**Family bathroom (6' 05" x 6' 04") or (1.96m x 1.93m)**

laminate flooring, tiling to all walls and splash backs. Low level wc, wash hand basin with storage below, P shape shower bath with shower over and half shower screen. Extractor fan, obscured upvc double glazed window, feature white ceramic towel rail.

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**Master Bedroom (11' 09" x 11' 08" ) or (3.58m x 3.56m)**

Upvc double glazed window to rear, central heating radiator.

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**Bedroom 2 (10' 07" x 9' 02" ) or (3.23m x 2.79m)**

Plastered finish to walls, upvc double glazed window to front and central heating radiator. Two built in wardrobes to the alcove area. (excluding wardrobe space).

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**Bedroom 3 (7' 06" x 7' 02") or (2.29m x 2.18m)**

Upvc double glazed window to front, plastered finish to walls, central heating radiator.

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**Outside**

Front;- Tiered front garden with mature trees and bushes and steps up to front door, patio area for seating.  
Side;- side gated access.  
Rear;- Good size rear garden. Tiered rear garden with patio, feature railings, mature plum, apple & pear trees, blackberry bush and further mature plants. Further seating area with 2 sheds, 1 with power and lighting.

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**Services**

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:65

**Tenure**

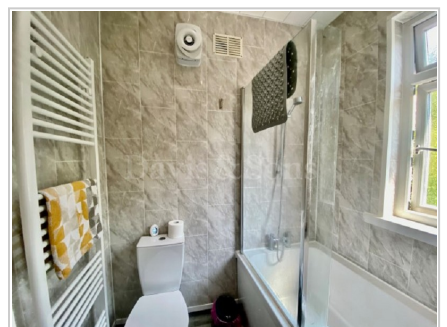
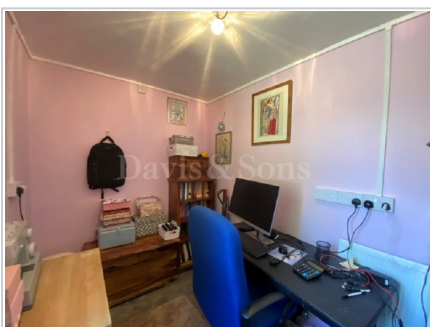
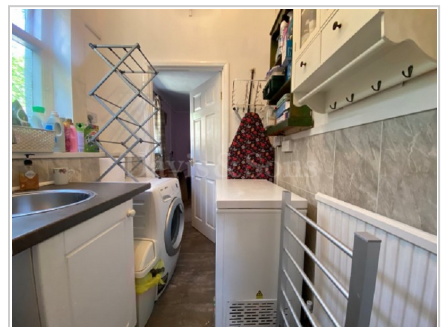
We are informed that the tenure is Freehold

**Council Tax**

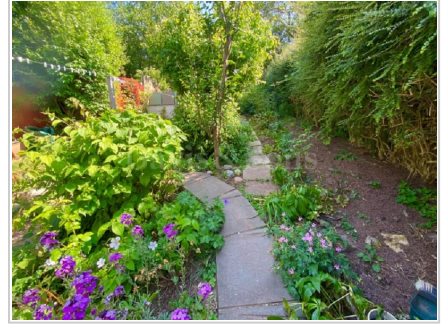
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**First Floor**



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.