

53 Maesglas Avenue
Off Cardiff Road
Newport.
NP20 3BR

140,000



- Council tax band B
- Total floor area 64 sq meters
- Excellent road links to the M4
- Access to local schools and amenities
- NO CHAIN
- Ideal first time purchase
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- Viewing recommended



Ref: PRC12897

Viewing Instructions: Strictly By Appointment Only

VAT Registration No. 615966610

Davis & Sons 1747 Ltd
 Trading as Davis & Sons
 Registered Office: 20 Cambrian Road, Newport, NP20 4AB
 Registered in England & Wales No. 3227215

General Description

NO CHAIN.

3 BEDROOM mid terraced family home

located just outside of the city,

off Cardiff Road in Newport with

excellent road links to the M4 J28,

access to local schools and local amenities.

Ideal first time purchase or investment

with a rental potential of Â£800 pcm.

Viewing recommended.

Accommodation

Introduction

We are pleased to offer for sale and offer with NO CHAIN this 3 bedroom mid terraced family home located just off Cardiff Road in the Measglas area of Newport.

The property briefly comprises of;- lounge, kitchen / diner, 3 bedrooms & bathroom. To the outside you have front forecourt and rear garden.

Excellent road links to the M4, access to local schools, amenities. Ideal first time purchase or investment with a rental potential of Â£800 pcm.

Entrance

Via upvc double glazed front door into;-

Hallway

Stairs returning to the first floor, storage cupboard. doors off;-

Lounge (16' 02" x 10' 10") or (4.93m x 3.30m)

Wood laminate flooring, full length upvc double glazed window, central heating radiator and door leading to;-

Kitchen (10' 06" x 10' 02") or (3.20m x 3.10m)

Upvc double glazed window to rear, upvc double glazed door to rear. The kitchen is fitted with a full range of wall and base units, roll top work surfaces, stainless steel sink, drainer and mixer tap, tiling to splash backs, hob, oven and extractor hood over, wall mounted combi boiler.Plumbing and space for washing machine, space for fridge / freezer, door to under stairs storage.

First Floor Landing

Loft access, doors off to all rooms.

Bedroom 1 (12' 02" x 9' 01") or (3.71m x 2.77m)

Upvc double glazed window to front, central heating radiator, built in storage cupboards.

Bedroom 2 (9' 06" x 7' 10") or (2.90m x 2.39m)

Upvc double glazed window & central heating radiator.

Bedroom 3 (8' 06" x 6' 09") or (2.59m x 2.06m)

Upvc double glazed window, central heating radiator,

Bathroom

Bathroom fitted with a white suite;- Low level wc, pedestal wash hand basin and panelled bath with shower over. Tiling to splash backs, obscured upvc double glazed window and central heating radiator.

Outside

Rear;- fantastic size rear garden, mainly laid to lawn, panelled fencing to boundaries.

Front;- front forecourt laid mainly to lawn.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:69

Tenure

We are informed that the tenure is Freehold

Council Tax

Band Not Specified





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.