

133 Somerton Road  
Newport  
NP19 4JZ

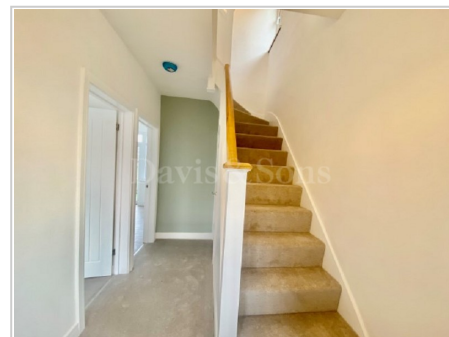
240,000



- Total floor area 64 sq meters
- Driveway
- Garage
- New kitchen
- New Bathroom
- Newly installed electrics
- New double glazing throughout
- New central heating system with boiler.
- Re-plastered throughout.

**Ref: PRC12904**

**Viewing Instructions: Strictly By Appointment Only**



## General Description

Fantastic property for the first time purchaser or ideal move in ready investment.  
This fully renovated modern 3 bedroom semi detached family home with lawned front garden with block paved driveway providing off road parking for 2 vehicles leading to good size lawned rear garden with garage / storage shed. Excellent road links to the M4 via the SDR roadway, easy access to local schools and amenities.  
VIEWING OF THIS PROPERTY IS HIGHLY RECOMMENDED.

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## Accommodation

### Introduction

We are pleased to offer for sale this fully renovated three bedroom period bay fronted semi detached family home fronting onto Somerton Road in Lliswerry. The property boasts two reception rooms, off road parking with block paved driveway, exceptionally well presented , light modern contemporary semi detached family home that has been extensively renovated throughout. The property boasts many upgrades by the current owners to include a luxury fitted kitchen with integrated appliances, new family bathroom, electrical re-wiring, central heating system and new boiler, new double glazing throughout, re-plastered throughout and new carpets and flooring, new internal doors, new roof insulation & bay window insulation. Patio area , storage shed / garage. Potential to extend ( subject to planning). The property also benefits from a good size lawned front garden with the block paved driveway wrapping around to the rear of the property to then lead to a very good size level lawn and single detached garage / storage shed .

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### Entrance

Via upvc double glazed front door into;-

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### Hallway

Plastered and painted to all walls, obscured upvc double glazed window to side, central heating radiator. Stairs to first floor landing, door to under stairs storage cupboard housing the wall mounted combination boiler, electric fuse box, gas and meters.

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### Reception room one (9' 11" x 9' 10") or (3.02m x 3.00m)

Light and bright bay fronted reception room. Plastered and painted finish to all walls.

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### Open plan dining room / kitchen (9' 03" x 16' 09") or (2.82m x 5.11m)

Dining area with wood laminate flooring, plastered and painted finish to ceiling and walls, inset low voltage lighting. Upvc double glazed bay window with door giving access to the rear garden. Ample space for dining room table and chairs. Open plan into fully fitted modern kitchen with a full range of wall and base units, roll top preparation work surfaces, four ring electric hob, oven, stainless steel sink, drainer, space for free standing fridge and freezer and integrated washing machine. Upvc double glazed half bay window to the rear.

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### First Floor Landing

Access to loft space, obscured double glazed window to side, plastered and painted finish to ceiling and all walls. Doors leading off to all rooms.

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## Bedroom 1 (11' 08" x 10' 0") or (3.56m x 3.05m)

Upvc double glazed bay window to rear, central heating radiator.

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## Bedroom 2 (12' 00" x 10' 0") or (3.66m x 3.05m)

Lovely size double bedroom, upvc double glazed bay window to front, central heating radiator.

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## Bedroom 3 (7' 01" x 6' 0") or (2.16m x 1.83m)

Feature bay window to front and central heating radiator.

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## Family bathroom

The bathroom has been tastefully renovated and re-fitted. sink with vanity unit and storage below, wc, good size walk in shower cubicle with glass folding shower screen with feature shower head and detachable shower head attachment off. wall mounted chrome towel radiator, obscured upvc double glazed window to rear.

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## Outside

Front garden laid to lawn with feature hedgerow to side. Block paved driveway providing off road parking wrapping around to the rear.  
To the rear - detached garage and rear garden laid to lawn.

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## Location

The property is situated on the main Somerton Road in Lliswerry directly opposite St. Andrews Church and Church Hall. Access to local primary and comprehensive schools, local amenities. Spytty Retail Park, Geraint Thomas National Velodrome of Wales and Newport international Sports village are all within easy reach.

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## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:72

## Tenure

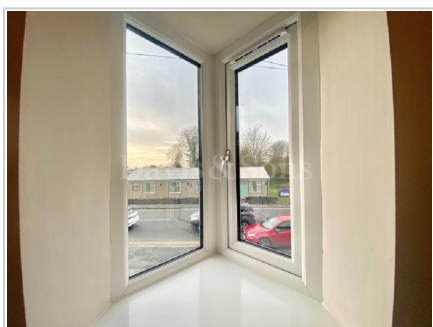
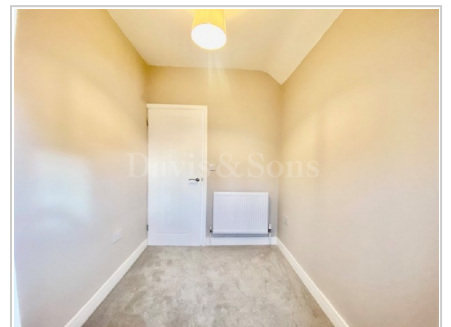
We are informed that the tenure is Freehold

## Council Tax

Band Not Specified

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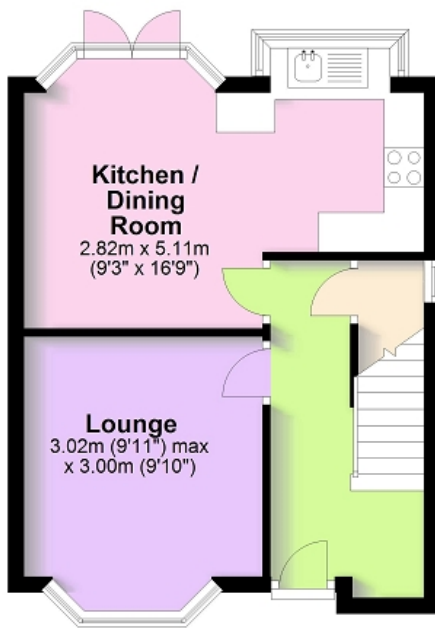




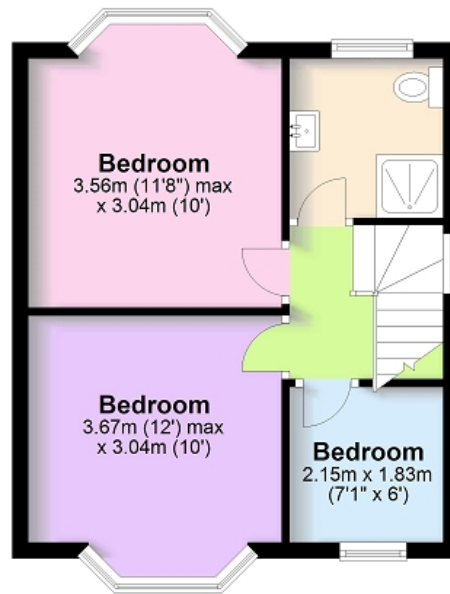




## Ground Floor



## 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.