

19 Hollybush Avenue
Newport
NP20 6ET

199,950



- Set on a good size plot
- Driveway leading to Garage
- Good size front & rear gardens
- Basement area
- Council tax band D
- Some updating required
- Loads of potential
- New boiler fitted Approx 18 months ago
- New roof Approx 2016

Ref: PRC12914

Viewing Instructions: Strictly By Appointment Only



General Description

NO CHAIN.

A family home set on a good size plot,
highly sought after residential area.

Excellent road links to the M4 and bypass.

Access to local schools and amenities.

This 3 bedroom semi detached property with driveway leading to garage with front garden, good size rear garden with basement area, the property has huge potential with some updating required.

VIEWING IS HIGHLY RECOMMENDED.

Accommodation

Introduction

We are pleased to offer for sale this 3 bedroom semi detached family home set on a good size plot with driveway, garage, good size front & rear gardens and also benefits from a basement area. The property is located just off Malpas Road in a quiet residential area with excellent road links to the M4 and bypass to Cwmbran, Pontypool and beyond, access to local amenities and schools.

The property briefly comprises :- hallway, kitchen / dining room, Lean-to, lounge. To the first floor you have 3 bedrooms & shower room.

The property does require some updating.

Entrance

Via upvc double glazed obscured window to side & front door into;-

Hallway

Central heating radiator, stairs to first floor landing, two under stairs storage cupboards.

Kitchen / dining room (15' 08" x 11' 03") or (4.78m x 3.43m)

The kitchen is fitted with wall and base units, roll top work surfaces, one and half bowl sink, drainer and mixer tap, upvc double glazed window to front & side, integrated cooker, extractor, gas hob. Central heating radiator, storage cupboard, ample space for dining room table and chairs.

Obscured double glazed door to rear leading into LEAN-TO leading to door into garage. Two upvc double glazed doors leading to rear and front of the property.

Lean To

Obscured double glazed door to rear leading into LEAN-TO from kitchen leading to door into garage. Two upvc double glazed doors leading to rear and front of the property.

Lounge (17' 06" x 11' 08") or (5.33m x 3.56m)

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

First Floor Landing

Loft access with pull down ladder, doors off to all rooms.

Bedroom 1 (17' 06" x 11' 02") or (5.33m x 3.40m)

Two upvc double glazed windows to front, central heating radiator.

Bedroom 2 (11' 07" x 10' 07") or (3.53m x 3.23m)

Plastered finish to walls, central heating radiator, upvc double glazed window to rear.

Bedroom 3 (12' 03" x 6' 07") or (3.73m x 2.01m)

Plastered finish to walls, upvc double glazed window to rear, central heating radiator.

Shower Room

Marble effect panelling to wall, obscured upvc double glazed window, low level wc, wash hand basin, disabled walk in shower with shower over. Chrome towel rail, door off to airing cupboard housing the newly fitted Baxi boiler.

Garage

Up and over door, window to rear power and lighting.

Rear Garden

Elevated with steps down to patio and pond. Steps down to lawn area, shrubs, trees with slatted fencing to boundaries.

Basement

A very good size basement area.

Front Garden

Driveway to side leading to garage.
Lawn area with shrubs, trees and bushes with steps to front door.

Leasehold information

Ground rent Approx Â£14,00 p.a.
Approx 999 yrs on lease

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:69

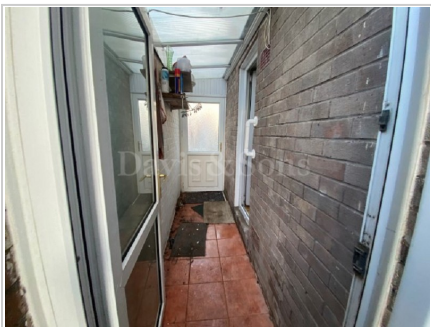
Tenure

We are informed that the tenure is Leasehold

Council Tax

Band Not Specified

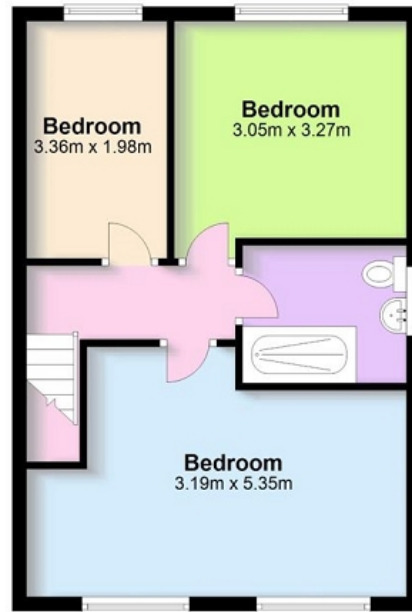




Ground Floor



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.