

**8 Kenilworth Road
 Newport
 NP19 8JQ**

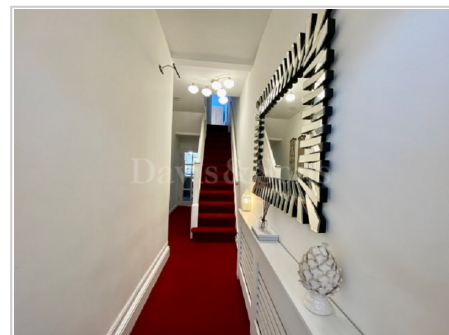
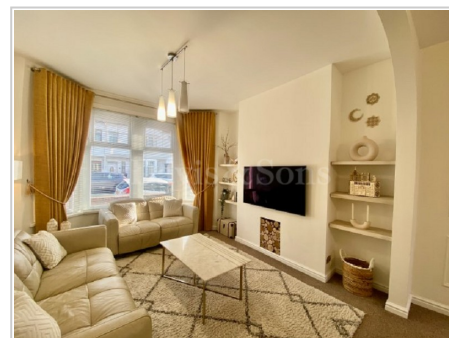
230,000



- 3 Bedroom Family Home
- modern contemporary decor throughout
- spacious family living
- walking distance to local amenities and schools
- direct access to M4 motorway
- opposite Beechwood Park
- highly sought after residential area
- viewing Essential

Ref: PRC12919

Viewing Instructions: Strictly By Appointment Only



General Description

EXCEPTIONALLY WELL PRESENTED THROUGHOUT.
Victorian style mid terrace 3 bedroom spacious family home.
Located in this highly sought after area off
Chepstow Road in Newport.
Walking distance to local amenities, schools
and Beechwood park.
Direct Access to M4 Corridor
Viewing highly recommended.

Accommodation

Introduction

Davis and Sons are extremely pleased to offer for Sale this three Bedroom Victorian stle mid terrace family home situated in this highly sought after area of Beechwood, Newport.
Providing excellent motorway access, schools and local amenities.
The property consists of :- Hallway , Lounge, Kitchen dining room. To the first floor you have three good size bedrooms and family bathroom.
To the outside is a front gated forecourt and low maintenance rear garden. Viewing is highly recommended.

Entrance Hall

Via upvc double glazed front door leading into hallway. Stairs returning to first floor,period high ceilings. Open understairs area for storage , central heating radiator, doors off to all rooms.

Lounge (28' 03" x 12' 02") or (8.61m x 3.71m)

Upvc double glazed bay fronted window. Plastered finish to walls and ceiling. Central heating radiator. Archway into rear sitting room .Upvc double glazed patio style doors leading onto the rear garden.

Kitchen / Breakfast Room (26' 03" x 10' 01") or (8.00m x 3.07m)

Plastered finish to walls and ceiling. decorative coving, central heating radiator, upvc double glazed windows.
To the rear kitchen extension is a range of wall and base units food preparation work surfaces .Stainless steel sink, drainer and mixer tap .Integrated stainless steel oven with four burner gas hob and extractor over. Plumbing and space for fridge freezer, washing machine etc. Upvc double glazed windows overlooking the side and rear. Upvc double glazed back door leading off to rear.

Family bathroom

Full ceramic tiles to walls and floor. Low Level wc wash hand basin panelled bath with shower over. Obscured upvc double glazed window. wall mounted chrome towel rail

Bedroom 1 (16' 03" x 14' 09") or (4.95m x 4.50m)

Upvc double glazed window. Central heating radiator

Bedroom 2 (11' 08" x 12' 0") or (3.56m x 3.66m)

Upvc double glazed

Bedroom 3 (10' 0" x 9' 05") or (3.05m x 2.87m)

Upvc double glazed windows to side, central heating radiator.

Rear Garden

Composite decking off double doors, enclosed with wall boundaries, low maintenance garden laid to artificial lawn.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:70

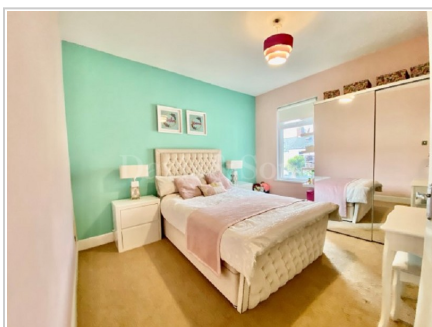
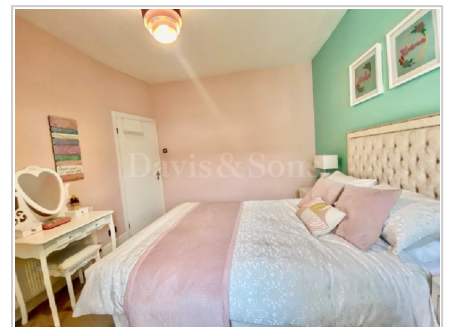
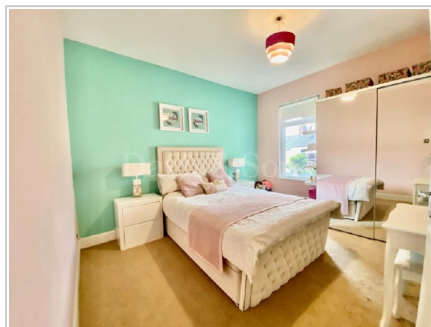
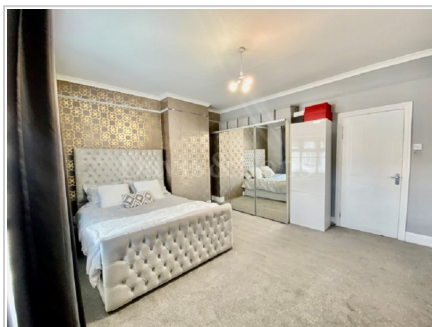
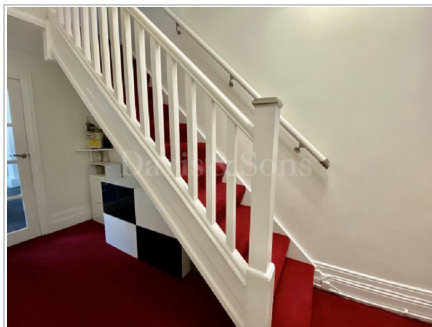
Tenure

We are informed that the tenure is Freehold

Council Tax

Band Not Specified









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 Lessess 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.