

21 Sir Charles Square  
 Hawthron Rise  
 Newport.  
 NP10 8QP

195,000



- INVESTMENT ONLY
- 3 Storey townhouse
- Integral garage
- Long term sitting tenant
- Located in a popular residential area
- Access to local amenities
- Access to local schools
- Access to Tredegar House and grounds
- Investors contact us to view.

**Ref: PRC12929**

**Viewing Instructions: Strictly By Appointment Only**



## General Description

CALLING ALL INVESTORS.  
VIEWING ADVISED.  
This property is being offered with long term sitting tenants. br />3 bed / 3 storey modern Townhouse located in this hugely popular residential area of Duffryn in Newport.  
easy access to local amenities,s schools and excellent road links to the M4. Access to Tredegar Park and grounds and Tredegar Park.

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## Accommodation

### Introduction

We are pleased to offer FOR SALE this INVESTMENT PROPERTY WITH LONG TERM SITTING TENANTS. Modern 3 bedroom townhouse located in the Duffryn area of Newport with excellent road links, access to amenities, schools and Tredegar House and Grounds plus Tredegar Park.  
The property consists of ;-  
Ground floor - hallway, cloakroom /wc, utility space and access to rear garden.  
First floor - Lounge, kitchen / dining area.  
Second floor - 3 good size bedrooms and family bathroom.  
The property also benefits from an integral garage.  
  
Viewing highly recommended.

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### Entrance Porch

Via upvc double glazed front door into;-

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### Hallway

Stairs to first and second floor. Internal door into the garage, doors off to utility, wc and rear garden. Plastered finish to walls, decorative coving, central heating radiator.

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### Cloakroom/w.c

Plastered finish to walls, low level wc and wash hand basin.

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### Utility Space

Wood laminate flooring, plastered finish to walls, roll top work surfaces and units below. Stainless steel sink and drainer. Plumbing for washing machine and tumble dryer. Central heating radiator, upvc double glazed window and door to rear garden.

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### Rear Garden

Rear garden enclosed with slatted fencing and walled boundaries, mainly laid to lawn, small patio, small wooden shed.

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### Integral Garage

Door from hallway. Up and over door, lighting, upvc double glazed door to rear garden. Wall mounted combi boiler.

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## First Floor Landing

Plastered finish to walls, central heating radiator and stairs to second floor.

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## Lounge (16' 02" x 15' 05") or (4.93m x 4.70m)

Plastered finish to walls, decorative coving, upvc double glazed doors to Juliet balcony over looking the front of the property . Upvc double glazed window, central heating radiator and space for dining room table and chairs.

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## Kitchen / Dining area (15' 03" x 10' 01" ) or (4.65m x 3.07m)

Wood laminate flooring, plastered finish to walls, space for table and chairs, two upvc double glazed windows. The kitchen is fitted with a range of wall and base units, roll top work surfaces, one and half bowl sink, drainer and mixer tap. Space for fridge / freezer.

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## Second floor landing

Doors off to all rooms, plastered finish to walls, loft access. Airing cupboard for storage.

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## Master Bedroom (11' 02" x 8' 04" ) or (3.40m x 2.54m)

fitted wardrobe, plastered finish to walls, upvc double glazed window and central heating radiator.

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## Bedroom 2 (10' 06" x 8' 01") or (3.20m x 2.46m)

Plastered finish to walls, upvc double glazed window, central heating radiator and fitted wardrobe.

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## Bedroom 3 (9' 07" x 6' 03") or (2.92m x 1.91m)

Plastered finish to walls, velux window, decorative coving, central heating radiator.

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## Bathroom

Tiling to splash backs, bamboo wood flooring, obscured glazed velux window. Low level wc, wash hand basin and panelled bath with shower off main taps.

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## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:74

## Tenure

We are informed that the tenure is Freehold

## Council Tax

Band Not Specified

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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.