

**12 Barrack Hill
Newport
NP20 5FR**

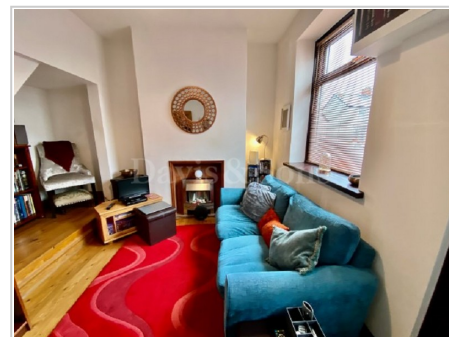
170,000



- Total floor area 76 sq ft
- Property set over 3 floors
- 2 bedrooms
- Excellent road links to the M4
- Walking distance to the city centre and railway station
- Access to local schools and amenities
- Ideal first time purchase
- Ideal investment
- **VIEWING HIGHLY RECOMMENDED**

Ref: PRC12944

Viewing Instructions: Strictly By Appointment Only



General Description

Walking distance of the City Centre and Railway Station.
Excellent road links to the M4 and bypass to Cwmbran, Pontypool and beyond.
This well presented 2 bedroom mid terraced cottage style property is highly recommended for viewing.

Accommodation

Introduction

We are pleased to offer for sale this well presented 2 bedroom cottage style mid terraced property located over 3 floors located within walking distance of the city centre and railway station.
Excellent road links to the M4, bypass to Cwmbran, Pontypool and beyond, access to local schools and local amenities.
This is an ideal first time purchase or investment.
Viewing highly recommended.

Front forecourt

Enclosed front forecourt.

Entrance

Via upvc double glazed front door into;-

Lounge (12' 08" x 12' 08") or (3.86m x 3.86m)

Solid wall flooring, feature fire place, upvc double glazed window to front and central heating radiator. Quirky lounge with step up into small cwtch area. Stairs to first floor and door to;-

Kitchen (14' 02" x 9' 08") or (4.32m x 2.95m)

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 overlooking rear garden with panoramic views across Newport and the Canal. Storage cupboard to eaves, space for table and chairs, plumbing and space for washing machine, space for cooker and fridge / freezer. Door to;-

Rear inner hallway

Stairs down to;-

Lower ground floor

Door to bathroom & door to the rear garden .

Bathroom (12' 05" x 7' 02") or (3.78m x 2.18m)

Spacious ground floor bathroom with low level wc, wash hand basin, panelled bath with shower over, splash backs. Central heating radiator, upvc obscured double glazed window.

Rear Garden

Door out to the rear garden from the ground floor inner hallway.
Rear garden laid to astro turf, plants, trees and enclosed with panelled fencing steps then leading down to a decked area looking over the Canal and fantastic views. Great garden for BBQ and socialising.

First Floor Landing

Doors off to both bedrooms.

Bedroom 1 (12' 0" x 8' 04") or (3.66m x 2.54m)

Upvc double glazed window over looking the rear garden with fantastic views of the Canal and Newport. Wash hand basin, two fitted wardrobes and central heating radiator.

Bedroom 2 (10' 05" x 9' 05") or (3.18m x 2.87m)

A bank of fully fitted wardrobes, upvc double glazed window. Feature wrought iron fire place and central heating radiator.

Services

EPC Rating:61

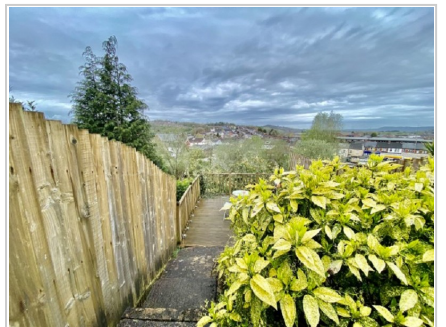
Tenure

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 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.