



Llanthewy Road, Newport

£290,000

- Spacious semi-detached family home
- Three reception rooms
- Kitchen and utility room
- Versatile loft room/home office
- EPC Rating: Awaited



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About the property

Situated in the highly sought-after location of Llanthwy Road, this substantial four-bedroom semi-detached home presents an excellent opportunity for families seeking generous living space in a desirable setting.

The accommodation briefly comprises an inviting entrance hall leading to three reception rooms, offering flexible living and entertaining space, together with a fitted kitchen, utility room and ground floor W.C.

To the first floor are four well-proportioned bedrooms and a family bathroom. A further staircase leads to a versatile loft room, ideal for use as a home office, study, hobby room or additional occasional accommodation.

Externally, the property benefits from a rear garden, providing outdoor space for relaxation and family enjoyment.

Accommodation

Agents Note

****This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.****

****Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. ****

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.