



Pinkmove

Aberthaw Road

Guide Price £210,000 to £220,000

- Traditional semi-detached property
- Kitchen overlooking the rear garden
- Garage and off-road parking
- Open field views to the rear
- Excellent potential to modernise
- EPC Rating: C



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About the property

Situated on the sought-after Aberthaw Road, this traditional three-bedroom semi-detached property offers spacious accommodation, a garage, and a fantastic rear outlook, making it an ideal choice for families and buyers looking to put their own stamp on a home.

The property is entered via a porch and hallway, leading to two generous reception rooms. The living room benefits from a bay-fronted window, while the separate dining room provides an excellent space for family meals and entertaining. To the rear, the kitchen overlooks the garden and countryside beyond, with access to a useful storage area and the garage.

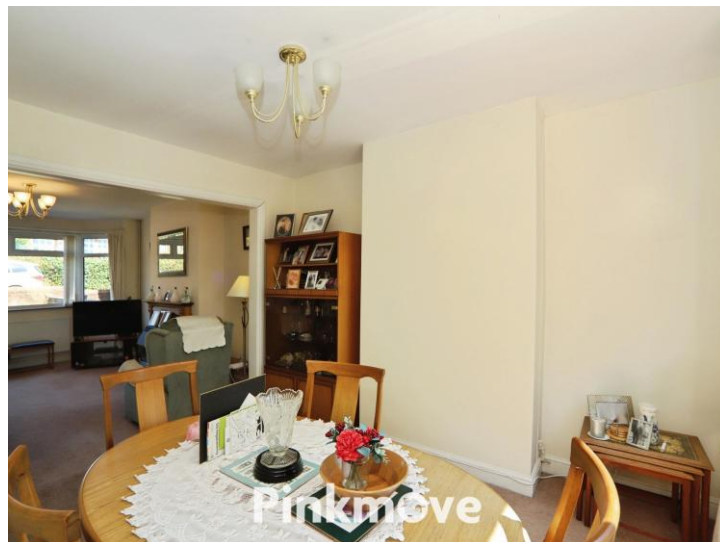
To the first floor are three bedrooms, including two well-proportioned doubles and a comfortable single bedroom, all served by a family shower room.

Outside, the property enjoys front and rear gardens, with the rear garden backing onto open fields, creating a pleasant and private setting. The garage provides valuable off-road parking and additional storage space.

Aberthaw Road is conveniently located close to a range of local schools, shops and everyday amenities, while Newport city centre, the M4 motorway and public transport links are all easily accessible.

Offering excellent potential for modernisation and improvement, this is a fantastic opportunity to create a home tailored to your own tastes in a popular residential location.





Accommodation

Living Room

13' 1" x 10' 10" (3.99m x 3.30m)

Dining Room

11' 6" x 9' 10" (3.51m x 3.00m)

Kitchen

11' 6" x 8' 6" (3.51m x 2.59m)

Bedroom 1

12' 10" x 10' 10" (3.91m x 3.30m)

Bedroom 2

11' 6" x 10' 10" (3.51m x 3.30m)

Bedroom 3

7' 3" x 6' 11" (2.21m x 2.11m)

Shower Room

7' 3" x 6' 3" (2.21m x 1.91m)

Agents Note:

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

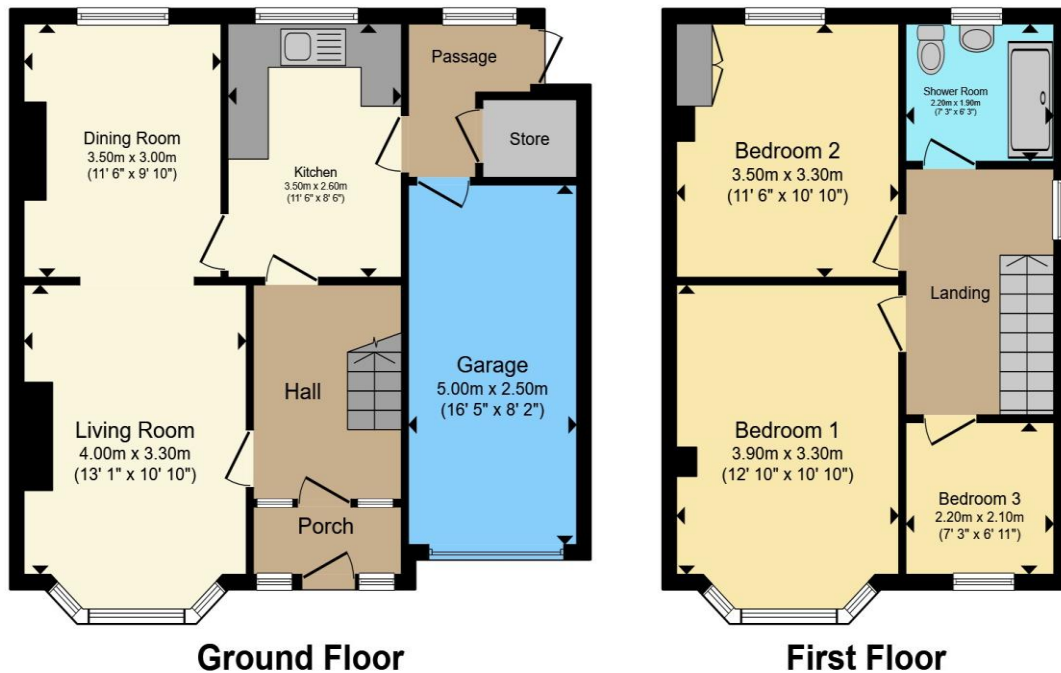
these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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Floorplan



Total floor area 105.1 sq.m. (1,131 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.localagent.com

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