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*Bryngwyn Road*





*An Ideal opportunity to purchase this semi detached property split into 8 bedrooms, two kitchens and six bathrooms as well as a separate w.c with current rental income of £4,255 pcm.*

Comments by Mrs Amanda Trinder



**Property Specialist**  
**Mrs Amanda Trinder**  
Senior valuer

[amanda@jeffreycross.co.uk](mailto:amanda@jeffreycross.co.uk)



Bryngwyn Road, Newport

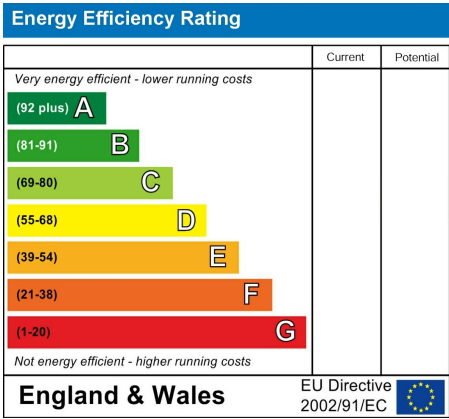


Total Area: 2766 ft<sup>2</sup> ... 257.0 m<sup>2</sup>  
All measurements are approximate and for display purposes only

Comments by the Homeowner



Entrance hall	Bedroom Four 14'4 x 12'3 (4.37m x 3.73m)
Lounge 11'17 x 13'6 (3.35m x 4.11m)	Ensuite
Kitchen 10'2 x 14'2 (3.10m x 4.32m)	Bedroom Five 8'6 x 11'7 (2.59m x 3.53m)
Bathroom	Ensuite
Bedroom one 11'7 x 9'2 (3.53m x 2.79m)	Bedroom Six 11'9 x 16'3 (3.58m x 4.95m)
Bedroom two 13'3 x 15'8 (4.04m x 4.78m)	Top Floor
Bedroom three 11'10 x 12'8 (3.61m x 3.86m)	Bedroom seven 12'2 x 18'5 (3.71m x 5.61m)
First Floor	Bedroom Eight 12'2 x 18'5 (3.71m x 5.61m)
Loung/Kitchen 16'0 x 16'0 (4.88m x 4.88m)	Shower Room
Utility	Parking carpark at rear
Bathroom 8'7 x 8'0 (2.62m x 2.44m)	Tenure Freehold, to be confirmed by your solicitor
W.C	



Council Tax Band C
School Catchment
Additional Info Room 1 - £595 PCM Room 2 - £495 PCM Room 3 - £550 PCM Room 4 - £575 PCM Room 5 - £475 PCM Room 6 - £525 PCM Room 7 - £550 PCM Room 8 - £490 PCM
Total rental income PCM = £4255



# Bryngwyn Road

, Newport, NP20 4JS

Guide Price

£460,000

8 Bedroom(s)

5 Bathroom(s)

2766.00 sq ft

Contact our

*Penylan Branch*

02920 499680

A rare opportunity to purchase this semi detached 8 bedroom rental house with two kitchens, six bathrooms and off road parking the property is currently fully let with eight tenants with a rental income of £4,255 PCM with a potential rental increase to £4,655

Bryngwyn Road is brilliantly located for central Newport and is just a 10-15 minute walk to the train station and close to local parks, shops and amenities.





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