



## 17 Hawarden Road, Newport, NP19 8JP

**Guide Price £200,000**

GUIDE PRICE £200,000 - £210,000

Well Presented 3 Bedroom Semi-Detached Home – Popular Location Near Newport City Centre

We are delighted to offer this WELL PRESENTED THREE BEDROOM SEMI-DETACHED property, ideally situated just off Chepstow Road in Newport. Located in a sought-after area, the home is within close proximity to Newport City Centre, local schools, shops, and excellent transport links, making it perfect for families, first-time buyers, or investors alike.

The ground floor accommodation comprises a welcoming living room, a separate dining room with French doors leading out to the large enclosed rear garden, and a fitted kitchen.

To the first floor, the property boasts three well-proportioned bedrooms and a stylish family bathroom.

Outside, the generous rear garden offers a private and enclosed space, ideal for relaxing or entertaining.

Early viewing is highly recommended to fully appreciate what this lovely home has to offer.

EPC Rating: D

Council Tax Band: D



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Entrance

Part glazed front entrance door to;

Porch

Brick base, obscure double glazed windows to front and side aspects, ceramic tiled flooring, door to;

Entrance Hall

Stairs to first floor, radiator, coving, under stairs storage cupboard, doors to;

Living Room

9'8" x 12'11" (2.97 x 3.95)

Double glazed bay fronted window, coving, radiator, feature fireplace

Dining Room

10'11" x 12'11" (3.33 x 3.96)

Double glazed French doors to rear, dado rail, coving, radiator, opening to;

Kitchen

6'2" x 9'3" (1.88 x 2.82)

Fitted with a range of base and eye level wall units, roll top work preparation surfaces over, inset stainless steel one and a half bowl sink and drainer unit, gas hob with oven under, filter hood over, ceramic tiled splash backs, integrated washing machine, integrated fridge freezer, double glazed window to rear

First Floor

Access to loft space, obscure double glazed window to side, coving, doors to;

Bedroom One

10'11" x 13'0" (3.34 x 3.97)

Double glazed window to rear, radiator, coving, built in cupboard housing boiler

Bedroom Two

11'0" x 10'9" (3.36 x 3.30)

Double glazed bay window to front, coving, radiator

Bedroom Three

6'2" x 7'4" (1.90 x 2.25)

Double glazed window to front, radiator, coving, built in cupboard

Bathroom

6'2" x 6'9" (1.88 x 2.08)

Three piece suite comprising; panelled bath, ceramic tiled walls, low level WC, pedestal wash hand basin, obscure double glazed window to rear, double radiator

Outside

Front - Enclosed courtyard access to front entrance door, side access to rear  
Rear - Enclosed rear garden mainly laid to lawn with remainder laid to gravel, path leading to garden shed and rear, tap connected

Tenure

We have been advised that the property is Freehold. To be verified

