

61 St Davids Crescent Newport



ATTRACTIVE TWO BEDROOM END TERRACE HOUSE IN POPULAR LOCATION

- SUPERBLY PRESENTED ACCOMMODATION
- SIDE DRIVEWAY AND IMPRESSIVE GARDEN
- MODERN FITTED KITCHEN
- SPACIOUS LOUNGE
- TWO BEDROOMS
- FAMILY BATHROOM
- CLOSE TO LOCAL AMENITIES AND ROAD COMMUNICATIONS
- UPVC DOUBLE GLAZING
- EXCELLENT FIRST TIME PURCHASE
- VIEWING RECOMMENDED.

Offers Over £160,000

61 St Davids Crescent, Newport, NP20 3AX

Introduction

Offers over £160,000. This beautifully presented 2 bedroom end terraced home is ideally located to the west of Newport City Centre within easy reach of local amenities and road communications.

The property enjoys the benefits of a side driveway providing off road parking and has well maintained gardens to both front and rear. The rear garden has a large patio, borders stocked with shrubs, fenced boundaries and area laid to lawn. The ground floor accommodation extends to entrance hallway, impressive fitted kitchen with feature units and square edged work surfaces and spacious lounge with fireplace and glazed door to patio. A staircase leads from the lounge to the first floor landing, two bedrooms and family bathroom with electric shower fitting over bath. Windows are UPVC double glazed and heating is provided by electric heaters.

An early appointment to view this tastefully presented home is highly recommended. Further information and room dimensions can be found below.

GROUND FLOOR

Hallway

External canopy porch.

Kitchen 8'7" x 7'11" (2.62m x 2.43m)

Lounge 15'2" x 11'10" (4.64m x 3.61m)

FIRST FLOOR

Bedroom 1 12'5" x 9'10",203'4" maximum measurement (3.80m x 3,62m maximum measurement)

Bedroom 2 11'7" x 5'7" (3.54m x 1.72m)

Bathroom

Tenure

We are advised by the vendor that the property is Freehold. This should be confirmed with solicitors prior to purchase.

Viewing

By appointment with vendors agents Nuttall Parker Newport. Tel 01633 212666.


These particulars do not constitute an offer or contract of sale. Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and prospective purchasers should satisfy by inspection or otherwise as to the correctness of any statements or information contained therein.

Council Tax


We are advised the property is currently an C rating however this should be confirmed prior to purchase

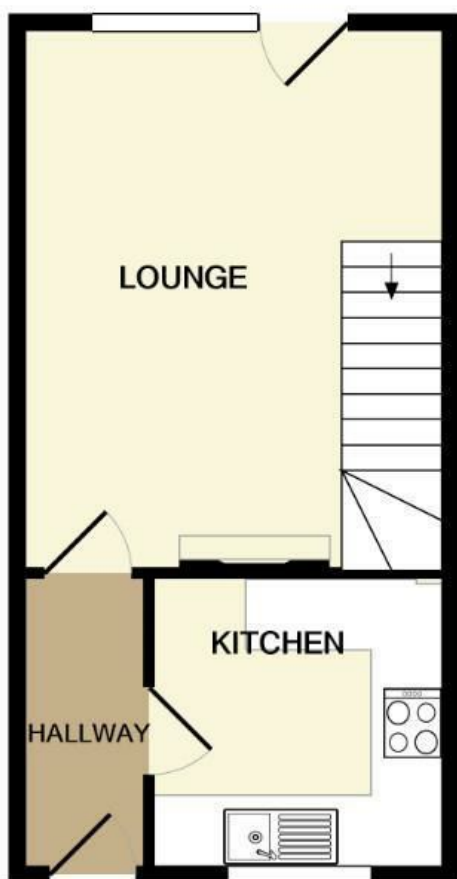


Energy Efficiency Rating

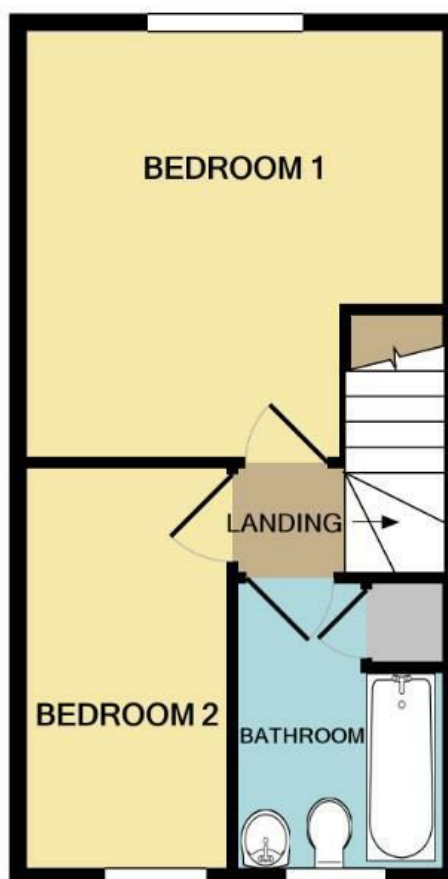
	Current	Potential
Very energy efficient - lower running costs		98
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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