

**30 St. Davids Crescent
Newport**



STYLISH ONE BEDROOM MEZZANINE HOME

- NO ONWARD CHAIN
- BEAUTIFULLY PRESENTED THROUGHOUT
- ONE BEDROOM MEZZANINE HOME
- OPEN PLAN KITCHEN/LOUNGE/DINER
- REFITTED HIGH QUALITY KITCHEN
- MODERN BATHROOM
- NEWLY INSTALLED ELECTRIC HEATERS
- OFF ROAD PARKING
- NEAR TO AMENITIES AND ROAD CONNECTIONS
- SMALL FRONT GARDEN

Chain Free £130,000



CARDIFF

1, St. Martin's Row,
Albany Road, Cardiff
CF24 3RP

info@james-douglas.co.uk
02920 456 444



NEWPORT

7 Baneswell Road
Newport, NP20 4BP
info@james-douglas.co.uk
01633 212 666



PONTYPRIDD

1 Church Street,
Pontypridd, CF37 2TH
info@james-douglas.co.uk
01443 485000

St Davids Crescent, Newport, NP20 3AW

Introduction

A fantastic and rare opportunity to purchase a beautifully presented mezzanine home. Situated within a mature development just off Cardiff Road, this property is minutes from excellent amenities and major road connections. Local shops, bus stops, the Royal Gwent Hospital, and recreation grounds are all within walking distance, while the A48 and M4 (J28) are easily accessible for commuting.

The property offers immaculate living accommodation throughout, making it an ideal purchase for first-time buyers, those looking to downsize, or buy-to-let investors with a potential monthly rent of £850–£900.

The interior comprises an entrance hallway with a large under-stair cupboard leading to a modern bathroom and an open-plan lounge/diner with an adjoining, newly fitted high-quality kitchen. Stairs from the lounge lead up to the mezzanine bedroom.

Outside, there is off road parking and a small area for the storage of refuse bins and recycling boxes.

Tenure

Freehold

Council tax

Band B

Boundaries

All legal boundaries should be confirmed by your solicitor

Viewing

By prior appointment with vendors agents James Douglas. 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.



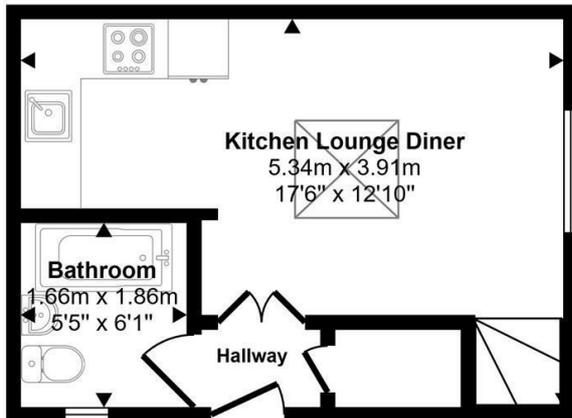
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		81
(55-68) D	60	
(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

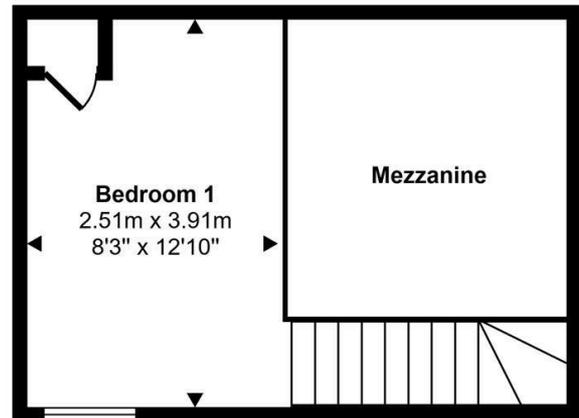
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
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Approx Gross Internal Area
31 sq m / 332 sq ft



Ground Floor

Approx 21 sq m / 227 sq ft



First Floor

Approx 10 sq m / 106 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.