



12 Keats Close Newport



THREE BEDROOM FAMILY HOME WITH VIEWS OVER THE BRISTOL CHANNEL

- NICELY PRESENTED PROPERTY NEEDING FURTHER MODERNISATION
- THREE BEDROOM FAMILY HOME
- LOVELY VIEWS TO THE FRONT OVERLOOKING THE BRISTOL CHANNEL
- WALKING DISTANCE TO AMENITIES
- NO CHAIN
- FAMILY BATHROOM PLUS GROUND FLOOR WC
- MODERN UPVC DOUBLE GLAZING AND GAS BOILER
- OPEN PLAN KITCHEN/DINER
- NEAR TO MAIN ROAD LINKS

Chain Free £200,000



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
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01443 485000

Introduction

Nestled in the heart of Newport is this three-bedroom terraced home in need of some further modernisation, this property offers an ideal balance of comfort and convenience. The property features a spacious fitted kitchen/diner—perfect for family meals or entertaining guests which then leads into a spacious lounge. The property also benefits from a downstairs WC.

Upstairs there are good three good sized bedrooms and the family bathroom.

Outside, the frontage offers a lawned gardens with steps up to the front door then, to the rear, an enclosed garden with rear access and good sized lawns complete with store sheds

Set within a popular residential area renowned for excellent local schools, this home will appeal to families seeking a vibrant community atmosphere. Commuters are exceptionally well catered for, with the M4 motorway just minutes away, ensuring effortless journeys to Cardiff, Bristol, and destinations further afield.

Daily amenities are right on your doorstep, with supermarkets and a range of local shops providing everything you need just a short walk away. The Royal Gwent Hospital is also close by, offering additional peace of mind for families.

This is a wonderful opportunity to secure a quality home in one of Newport's sought-after neighbourhoods. Arrange a viewing today to appreciate all this property has to offer.

Tenure

Freehold

Council Tax

Band C

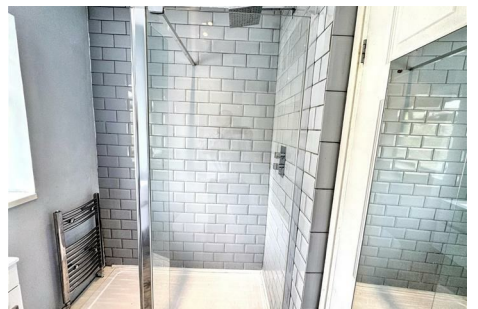
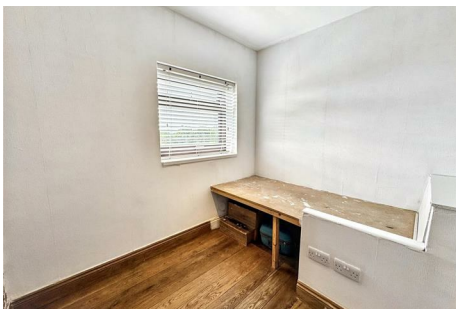
Boundaries

All boundaries should be checked by your solicitor

Viewings


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.






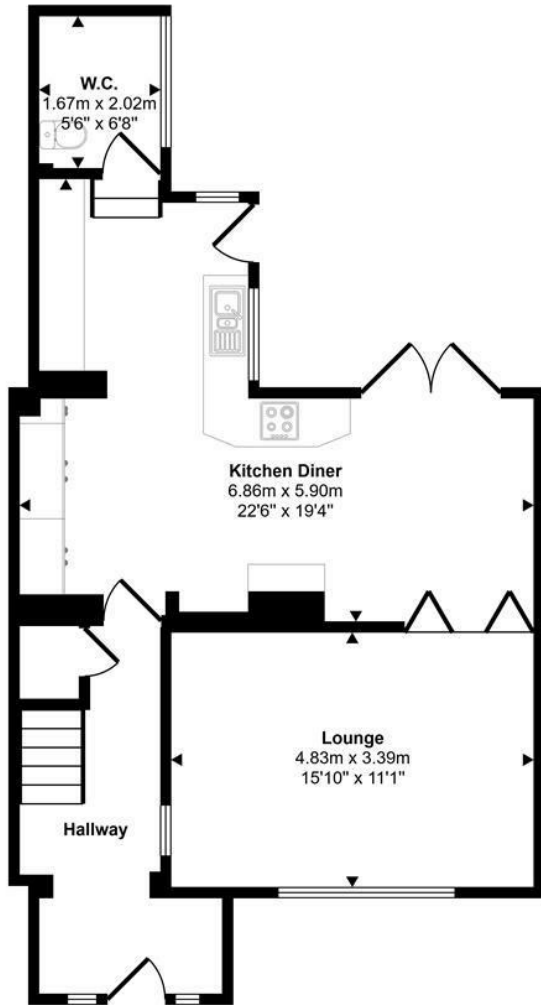
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

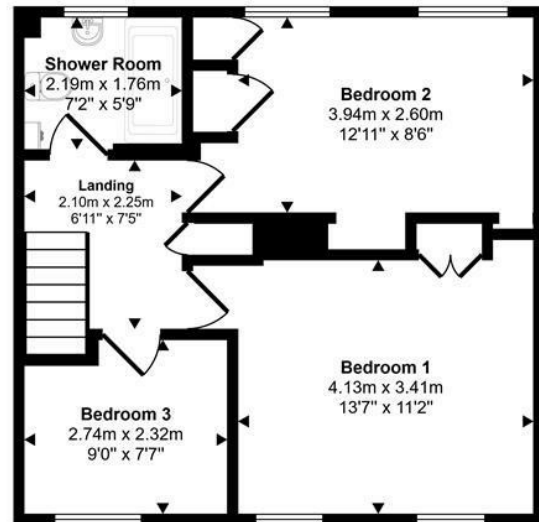
Environmental Impact (CO₂) Rating

	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	

Approx Gross Internal Area
107 sq m / 1149 sq ft



Ground Floor
Approx 60 sq m / 651 sq ft



First Floor
Approx 46 sq m / 498 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.