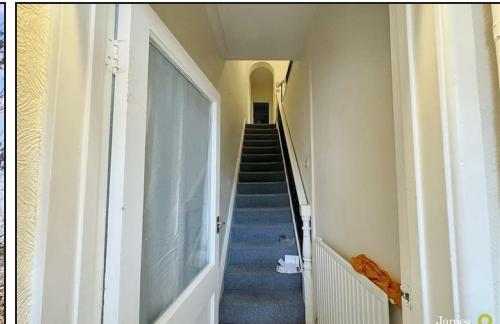


## 2a Preston Avenue Newport



### TWO BEDROOM FLAT ON WESTSIDE OF NEWPORT (CASH BUYER ONLY DUE TO ABSENT LANDLORD)

- CASH BUYERS ONLY DUE DUE TO ABSENT LANDLORD
- 2 BEDROOM TOP FLOOR FLAT
- IN NEED OF UPDATING/MODERISATION
- EASY ACCESS TO ALL MAJOR ROAD CONNECTIONS AND M4 MOTORWAY
- CLOSE TO ROYAL GWENT AND ST WOOLOS HOSPITALS
- SITUATED ON THE POPULAR WESTSIDE OF NEWPORT
- IDEAL FOR FIRST TIME BUYER OR INVESTMENT.
- A FEW MINUTES WALK TO SHOPS AND BUS STOPS
- WALKING DISTANCE TO TOWN CENTRE
- NO CHAIN

Offers In The Region Of £132,000



#### CARDIFF

1, St. Martin's Row,  
Albany Road, Cardiff  
CF24 3RP  
[info@james-douglas.co.uk](mailto:info@james-douglas.co.uk)  
02920 456 444



#### NEWPORT

7 Baneswell Road  
Newport, NP20 4BP  
[info@james-douglas.co.uk](mailto:info@james-douglas.co.uk)  
01633 212 666



#### PONTYPRIDD

1 Church Street,  
Pontypridd, CF37 2TH  
[info@james-douglas.co.uk](mailto:info@james-douglas.co.uk)  
01443 485000

## **Introduction**

Introducing this 2 bedroom top floor flat situated in a sought-after location on the Westside of Newport. This property offers a fantastic opportunity for investors or first-time buyers looking to make their mark.

The location is unbeatable, with excellent access to local schools, convenient road connections to Cardiff and Bristol via the M4, and main bus routes to the Town Centre and the Valleys. Residents will also benefit from being within close proximity to The Royal Gwent and St Woolos Hospitals, as well as a range of amenities close by.

This property boasts ample space and potential, though it is in need of some updating and modernisation. On street parking is available for added convenience.

## **Council Tax**

Band B

## **Tenure**

Leasehold, 999 Years from 1986. (CASH BUYER ONLY DUE TO ABSENT LANDLORD)

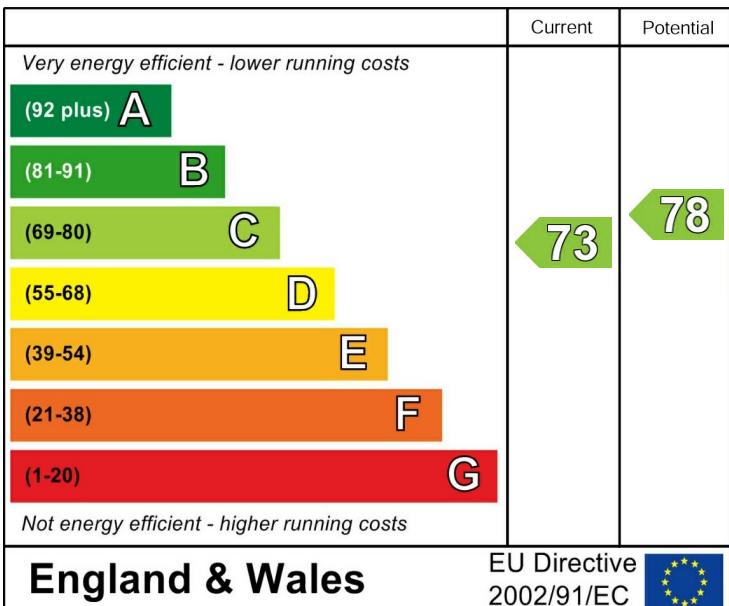
## **Viewing**

By prior appointment with vendors agents James Douglas. Tel: 01633 212666.

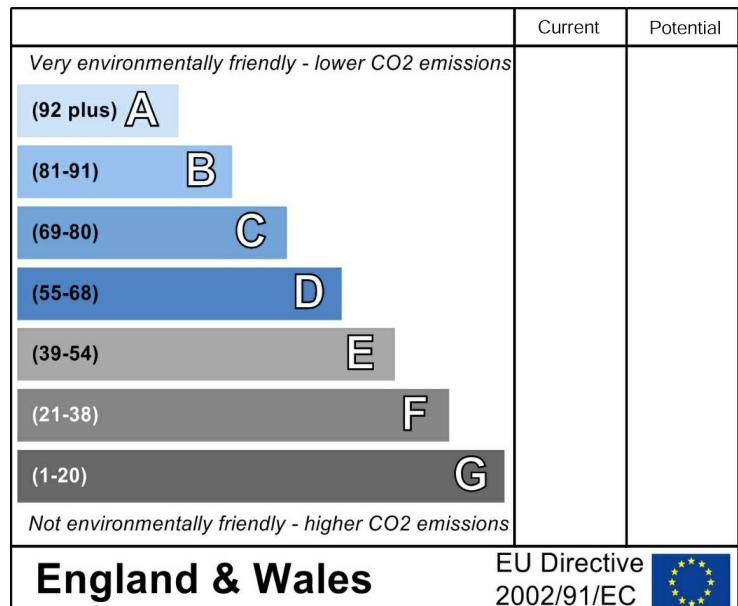
These particulars do not constitute an offer or contract of sale. Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and prospective purchasers should satisfy by inspection or otherwise as to the correctness of any statements or information contained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



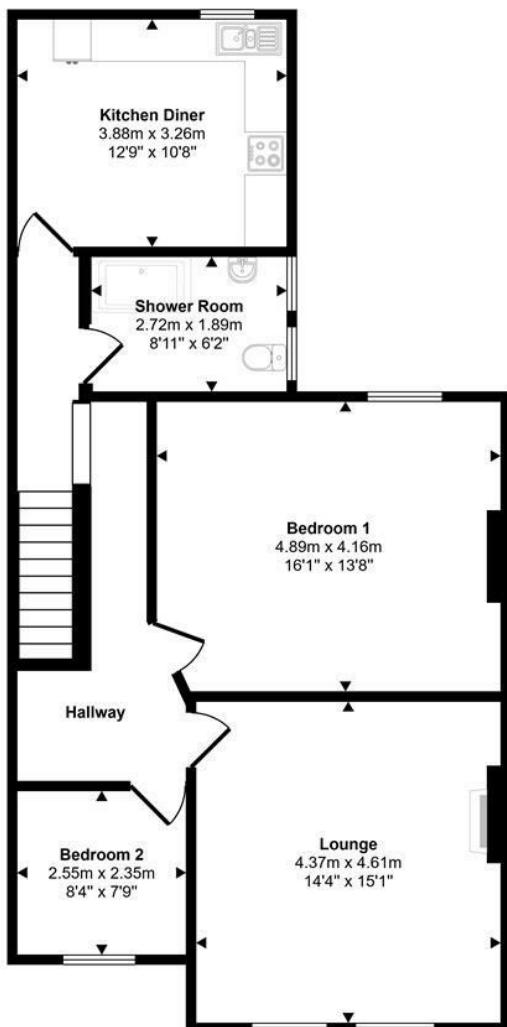
## Energy Efficiency Rating



## Environmental Impact (CO<sub>2</sub>) Rating



Approx Gross Internal Area  
81 sq m / 873 sq ft



Floorplan

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.