

4 Venezuela Close Newport



BEAUTIFUL THREE BEDROOM DETACHED HOME ON LARGE PLOT

- NO ONWARD CHAIN
- THREE BEDROOMS
- LOVELY OPEN PLAN KITCHEN/DINER
- GOOD SIZED LOUNGE
- GROUND FLOOR WC
- FAMILY BATHROOM PLUS EN-SUITE
- DOUBLE-LENGTH DRIVEWAY
- LARGE ENCLOSED REAR/SIDE GARDENS
- CLOSE TO AMENITIES AND ROAD LINKS
- MUST BE VIEWED TO APPRECIATE

£300,000



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

Introduction

Offered for sale within the ever popular Glan Llyn development is this immaculately presented detached family home occupying a larger than average plot, near to amenities and main road connections. Within walking distance there are local shops, bus stops and well regarded schools as well as road links being just around the corner.

On entering the property, we are welcomed into the hallway which leads off to a good sized lounge, stylish fitted kitchen/diner and WC then, upstairs, three bedrooms and family bathroom as well as an e-suite to bedroom 1. Outside, there is a driveway providing parking for two cars and a good sized side/rear garden laid to patio, lawn and elevated decking area with store shed.

Tenure

Freehold. We are advised there are service charges payable of approximately £250 per annum

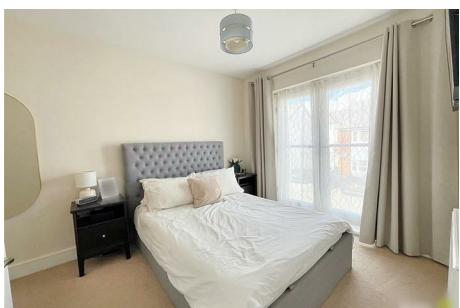
Council tax

Band D

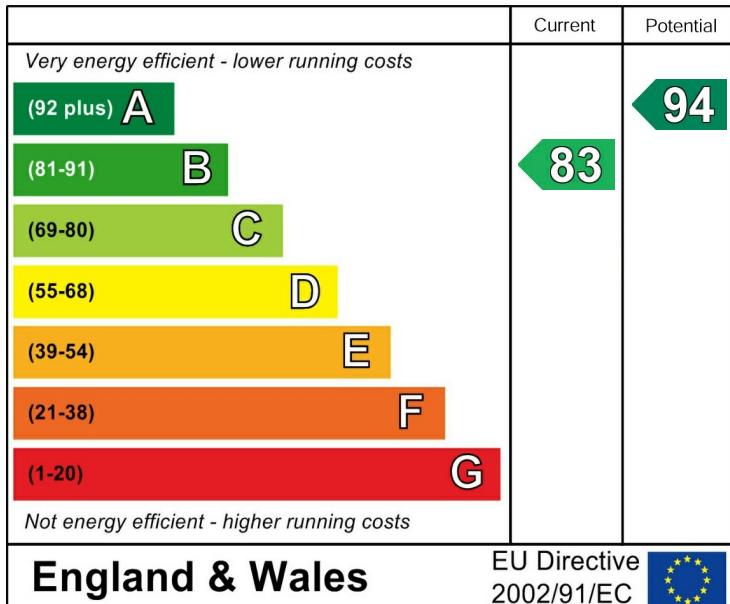
Viewing

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

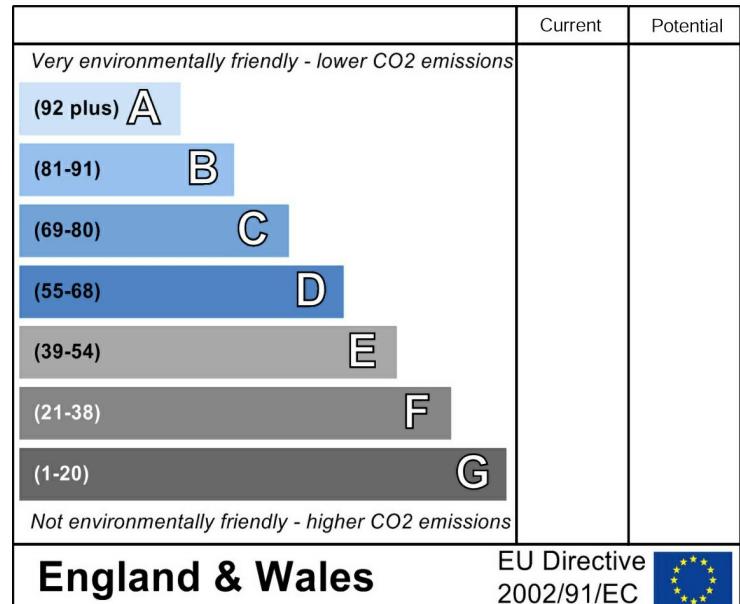
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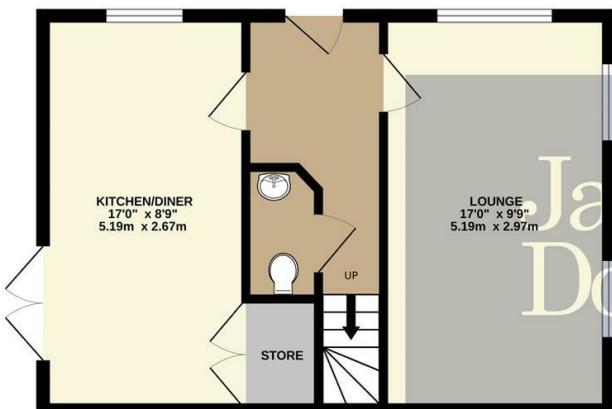
Energy Efficiency Rating



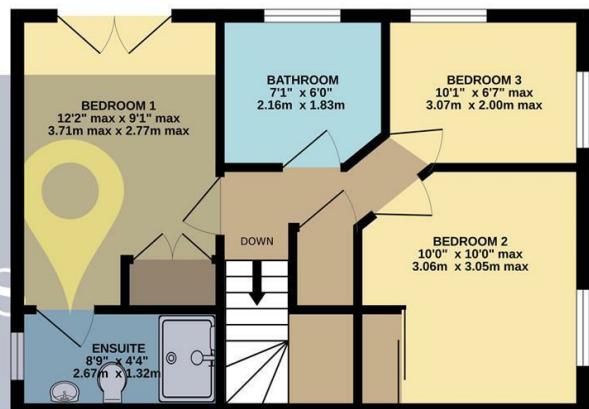
Environmental Impact (CO₂) Rating



GROUND FLOOR
416 sq.ft. (38.7 sq.m.) approx.



1ST FLOOR
416 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA: 832 sq.ft. (77.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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James
Douglas