

**28 Lloyd Street  
Newport**



**WELL PRESENTED TWO BEDROOM SEMI DETACHED HOME**

- NO ONWARD CHAIN
- TWO BEDROOMS
- MODERN FIRST FLOOR BATHROOM
- SPACIOUS LOUNGE/DINER
- STYLISH KITCHEN
- ENCLOSED REAR GARDEN LAID TO LAWN AND PATIO
- OFF ROAD PARKING AND CARPORT
- WALKING DISTANCE TO EXCELLENT AMENITIES
- MAIN ROAD LINKS CLOSE BY
- PERFECT FIRST PURCHASE, DOWNSIZER OR BUY-TO-LET INVESTMENT

**Chain Free £160,000**



**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

# **Lloyd Street, Newport, NP19 0JN**

## **Introduction**

Offered to the market with no onward chain, this well-presented semi-detached family home enjoys a convenient location close to a range of excellent local amenities. Ideally suited to first-time buyers, downsizers, or buy-to-let investors, the property provides a fantastic opportunity to step onto or expand within the property ladder. Within easy walking distance are local shops, bus stops, and well-regarded schools, while excellent transport links via the M4 motorway and A48 offer straightforward access to surrounding towns and cities.

Upon entering, you are welcomed into a hallway leading to a spacious lounge/diner and a stylish, well-appointed kitchen. To the first floor, the property offers two generously sized bedrooms and a modern family bathroom.

Externally, the front of the property benefits from a driveway leading to a carport. To the rear, there is an enclosed garden featuring a lawn and patio area—ideal for outdoor relaxation and entertaining.

## **Tenure**

Freehold

## **Council tax**

Band C

## **Boundaries**

All 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.



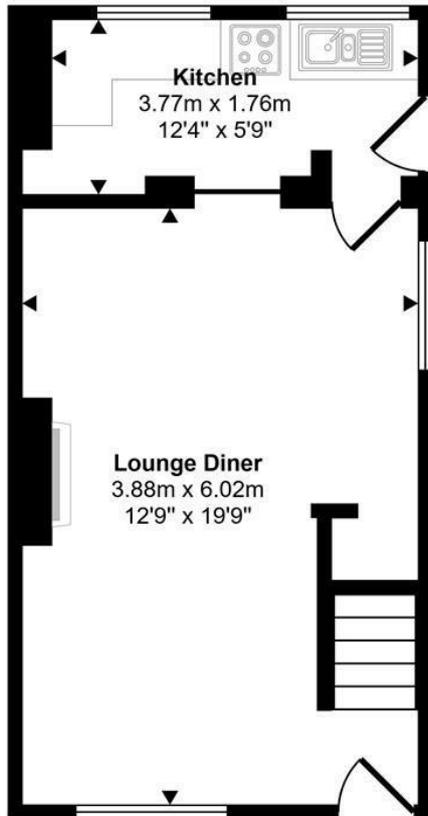
## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

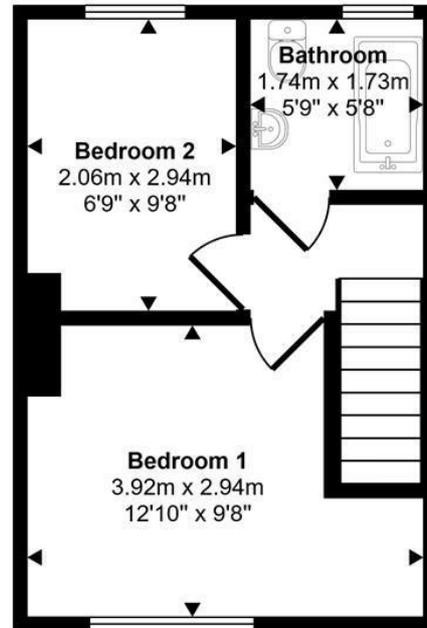
## Environmental Impact (CO<sub>2</sub>) Rating

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

Approx Gross Internal Area  
55 sq m / 593 sq ft



Ground Floor  
Approx 31 sq m / 337 sq ft



First Floor  
Approx 24 sq m / 256 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 Snappy 360.