

## 23 Blewitt Street Newport



### FIVE BEDROOM MID TERRACED HOME CLOSE TO ALL CITY CENTRE AMENITIES

- EXCELLENT CENTRAL LOCATION
- UPVC DOUBLE GLAZED WINDOWS
- GAS FIRED CENTRAL HEATING WITH COMBINATION BOILER
- TWO RECEPTION ROOMS
- FITTED KITCHEN
- GROUND FLOOR W/C
- UTILITY ROOM
- FIVE FIRST FLOOR BEDROOMS
- WELL PROPORTIONED DECKED REAR GARDEN
- NO ONWARD CHAIN

**Chain Free £250,000**



### 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

## **23 Blewitt Sreet, Newport NP20 4DB**

### **Introduction**

Nestled in the heart of Newport, this spacious five-bedroom terraced property offers an ideal blend of comfort, convenience, and style. Presented in good condition, this well-maintained family home boasts generous accommodation across multiple levels and is perfect for those seeking easy access to both the town centre and excellent local amenities.

Step inside to discover bright and versatile living spaces, complemented by a modern bathroom, a separate w/c, and an abundance of natural light throughout. At the rear, a good-sized decked garden provides the perfect spot for entertaining family and friends or relaxing after a busy day.

Parking is made easy thanks to on-street permit options for residents. The property's prime location puts you within walking distance of Newport Town Centre, ensuring shops, restaurants, and essential services are never far away. Excellent transport connections are close at hand, with the train station and easy commute to Cardiff and Bristol or travelling further afield. For those working in healthcare or looking for peace of mind, both the Royal Gwent and St Woolos Hospitals are within easy reach.

This exceptional home is perfect for families and professionals alike, offering both practicality and the benefits of city living. Arrange a viewing today to experience everything this delightful property has to offer.

### **Tenure**

We are advised the property is freehold however this should be confirmed by your solicitor.

### **Council Tax**

Band C

### **Boundries**

All boundaries should be confirmed 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.





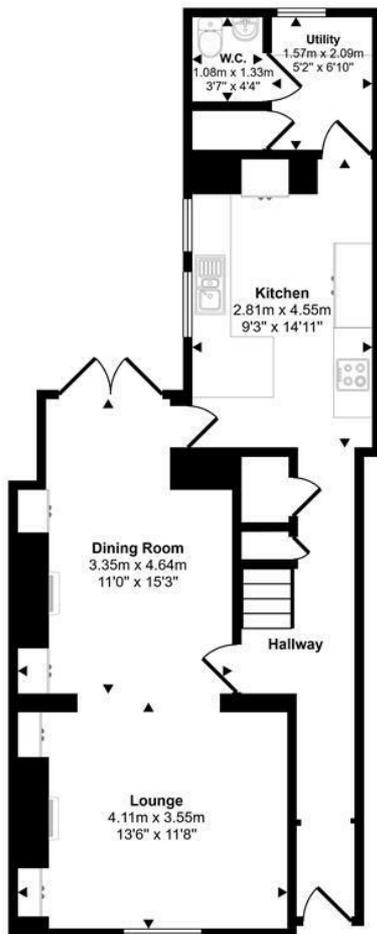
## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <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 energy efficient - higher running costs		
		<b>82</b>
	<b>63</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

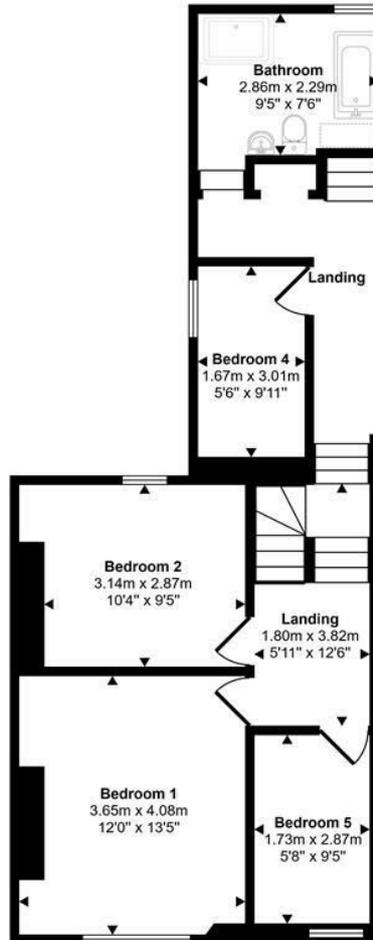
## Environmental Impact (CO<sub>2</sub>) Rating

	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	

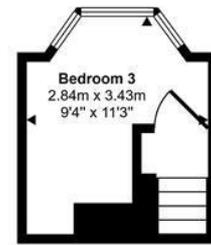
Approx Gross Internal Area  
129 sq m / 1391 sq ft



Ground Floor  
Approx 60 sq m / 641 sq ft



First Floor  
Approx 61 sq m / 654 sq ft



Second Floor  
Approx 9 sq m / 96 sq ft

 Denotes head height below 1.5m

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.