

8a St. Woolos Road  
Newport



**THREE STOREY HOME REQUIRING SOME MODERNISATION**

- NO ONWARD CHAIN
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- THREE STOREY ACCOMMODATION
- STYLISH SHOWER ROOM
- LOVELY COTTAGE-STYLE GARDEN
- NEWLY FITTED GAS COMBINATION BOILER
- WOULD BENEFIT FROM SOME MODERNISATION AND RECONFIGURATION
- WALKING DISTANCE TO AMENITIES
- MAIN ROAD LINKS CLOSE BY

**Chain Free £145,000**



**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

# St Woolos Road, Baneswell, Newport, NP20 4GN

## Introduction

A rare opportunity to purchase this quicky, three-storey home situated within the Baneswell area of Newport, just a few minutes walk from the City Centre and a short drive to main road connections. The train and bus station are just around the corner as well as Newport City Centre, as well as the M4 motorway being a short drive away, providing an easy commute to neighbouring towns and cities.

The property occupies this pleasant corner plot on St Woolos Road and enjoys three floors of accommodation with huge potential to really make it your own. Some modernisation and perhaps reconfiguration may be required to bring the property up to a modern standard and maximise the living space on offer.

On entering from road level, we are welcomed into the hallway which leads off to two reception rooms. The lower level is home to a good sized kitchen, utility room and a newly fitted shower room and a door leading out to the lovely, mature cottage-style garden with rear seating area. At first floor accommodation, you'll find three good sized bedrooms and an additional storage area on the landing, plus pleasant views to the rear.

Viewing really is essential to appreciate the excellent potential this well cared for home has, further information can be found below or by calling our sales team to answer any questions you may have.

## Tenure

Freehold

## Council tax

Band B

## Boundaries

All legal 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.



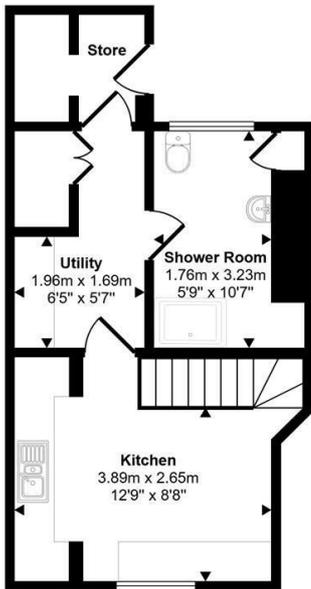
## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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>England &amp; Wales</b>	EU Directive 2002/91/EC	

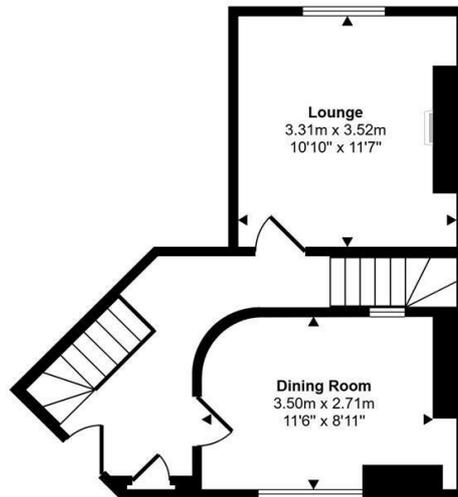
## Environmental Impact (CO<sub>2</sub>) Rating

	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	

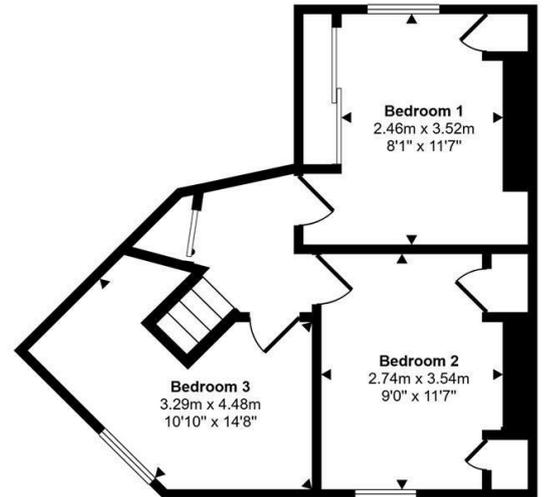
Approx Gross Internal Area  
103 sq m / 1113 sq ft



Lower Ground Floor  
Approx 33 sq m / 350 sq ft



Ground Floor  
Approx 32 sq m / 343 sq ft



First Floor  
Approx 39 sq m / 420 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.