

**19 Treberth Avenue
Newport**



****PROCEEDABLE VIEWERS ONLY** - TWO BEDROOM BUNGALOW**

- NO ONWARD CHAIN
- MODERNISED TO AN EXCELLENT STANDARD
- IMPRESSIVE KITCHEN/LOUNGE/DINER WITH INTEGRATED APPLIANCES
- TWO DOUBLE BEDROOMS
- STYLISH ADAPTED BATHROOM WITH WALK-IN SEATED BATH/SHOWER
- LOW MAINTENANCE LEVEL FRONT AND REAR GARDENS
- GATED DRIVEWAY
- WALKING DISTANCE TO AMENITIES
- MAIN ROAD CONNECTIONS CLOSE BY
- RARE OPPORTUNITY

Chain Free £290,000



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Treberth Avenue, Newport, NP19 9TA

Introduction

****PROCEEDABLE VIEWERS ONLY**** A rare and exceptional opportunity to acquire this beautifully presented, detached bungalow. Situated in a premier location just off Chepstow Road, the property offers a perfect balance of tranquil living and effortless access to local amenities and major transport links.

Occupying a generous, level corner plot, the home has been meticulously remodelled and refurbished to a high standard. The heart of the home is a striking open-plan kitchen, lounge, and dining area, complete with a contemporary central island and integrated appliances—ideal for modern living and entertaining.

The accommodation comprises a welcoming entrance hall leading to two spacious double bedrooms and a well-appointed adapted bathroom featuring a walk-in, easy access bath/shower with seat. Externally, the property benefits from a secure gated driveway and low-maintenance, level front and rear gardens with a convenient storage shed.

Internal viewing is essential to fully appreciate the quality and style on offer.

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.



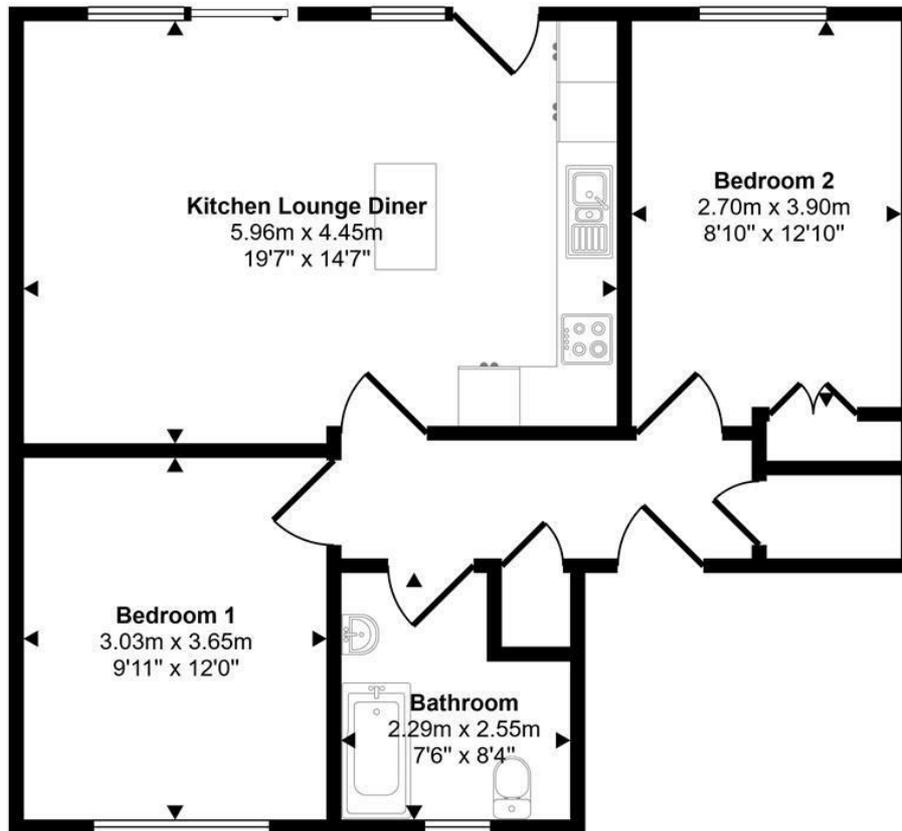
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

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

Approx Gross Internal Area
63 sq m / 679 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.