

**244 Ringland Circle
Newport**



SPACIOUS AND WELL PRESENTED THREE BEDROOM HOME

- THREE GOOD SIZED BEDROOMS
- OPEN PLAN LOUNGE/DINER
- MODERN FITTED KITCHEN
- UTILITY ROOM
- BATHROOM WITH SEPARATE WC
- ENCLOSED REAR GARDEN
- PLEASANT VIEWS TO THE FRONT
- NEAR TO EXCELLENT AMENITIES
- MAIN ROAD LINKS CLOSE BY
- MUST BE VIEWED TO APPRECIATE

£170,000



CARDIFF

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Albany Road, Cardiff
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02920 456 444



NEWPORT

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01633 212 666



PONTYPRIDD

1 Church Street,
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Introduction

A fantastic opportunity to purchase this well presented and spacious end of terraced family home situated within the popular area of Ringland, just minutes from excellent amenities and main road connections. Within walking distance there are local shops, bus stops and well regarded schools as well as the M4 motorway and A48 being just around the, both providing an easy commute to neighbouring towns and cities.

The property is offered to the market in good order and would make the ideal home for those looking to take their first steps onto the property ladder, or those who need to upsize from two bedrooms.

On entering the property, we are welcomed into the hallway which leads off to an L-shaped lounge/diner and modern fitted kitchen and adjoining utility room then, upstairs, three good sized bedrooms and family bathroom with separate WC. Outside, the frontage offers a large garden with steps down to the road then, to the rear, a good sized garden laid to patio and lawn.

Tenure

Freehold

Council tax

Band B

Boundaries

All legal boundaries should be confirmed by your solicitor. Note, the front garden forms part of the property although is on a separate land registry title (this is common with ex-council homes)

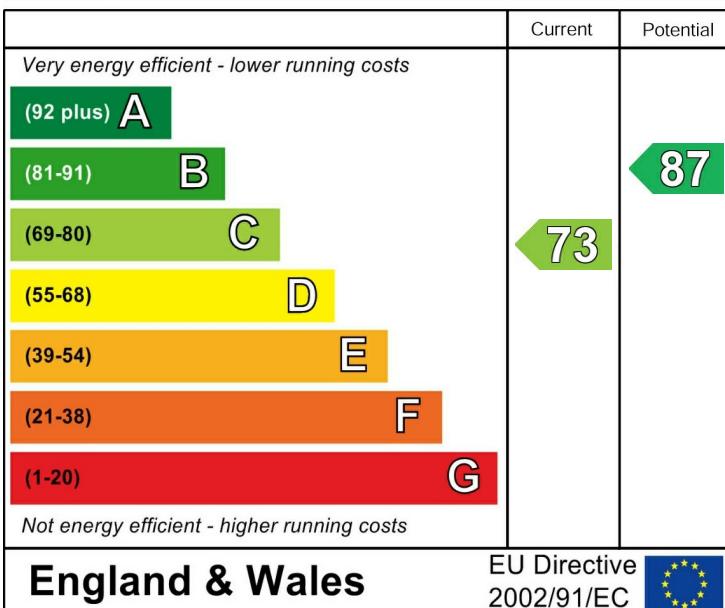
Viewing

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

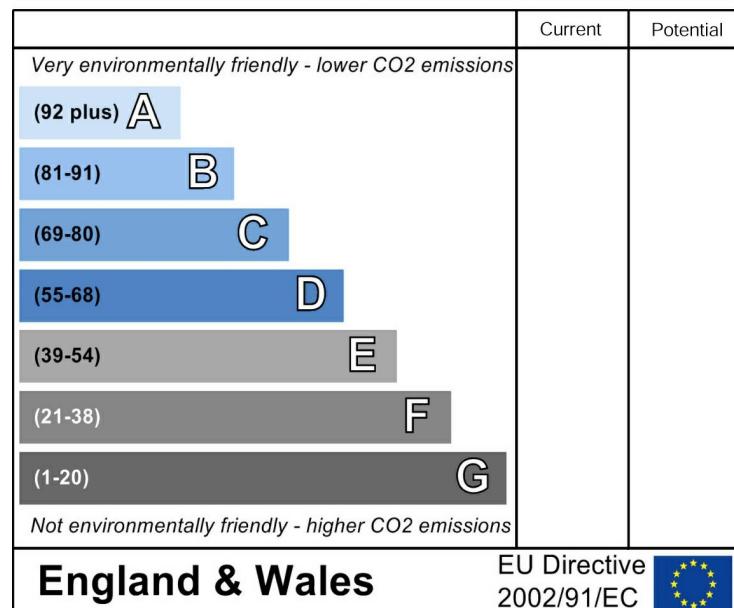
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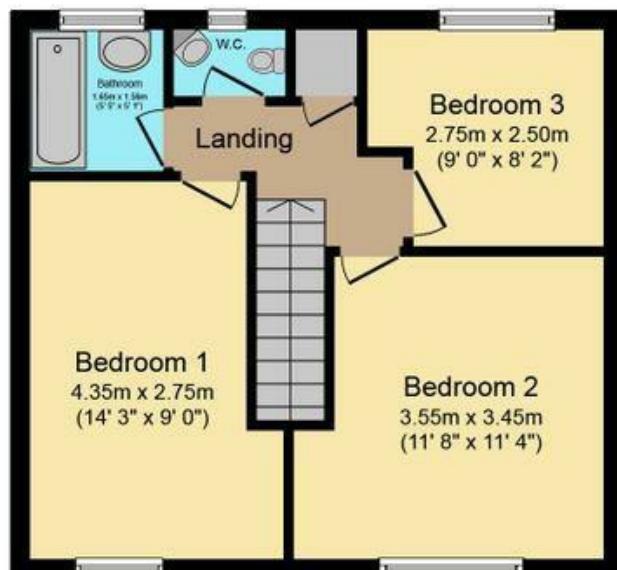
Energy Efficiency Rating



Environmental Impact (CO₂) Rating



Ground Floor



First Floor

Total floor area 82.0 sq. m. (883 sq. ft.) approx

Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specifically no guarantee is given on the total square footage of the property if shown on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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