

## 11 Keene Street Newport



### THREE BEDROOM TERRACED HOME WITH LARGE GARDEN

- NO ONWARD CHAIN
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- GALLEY KITCHEN
- GROUND FLOOR BATHROOM
- LARGE REAR GARDEN
- MODERN GAS BOILER
- POTENTIAL TO IMPROVE
- CLOSE TO AMENITIES AND ROAD LINKS
- IDEAL FIRST TIME PURCHASE

**Chain Free £140,000**



#### CARDIFF

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#### PONTYPRIDD

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## **Introduction**

Offered for sale with no onward chain and conveniently situated on the East side of Newport is this mid-terraced family home with a large rear garden. Within walking distance there are local shops, bus stops and well regarded schools as well as the A48 and M4 being a short drive away, providing an easy commute to neighbouring towns and cities.

The property is offered to the market in fair cosmetic order, although there is potential to improve to transform the property into something special.

On entering, we are welcomed into the hallway which leads off to a lounge, dining room, kitchen and ground floor bathroom then, upstairs, three bedrooms. Outside, the rear garden is of good size and laid mainly to grass.

Further benefits include a modern gas combination boiler and uPVC double glazing.

## **Tenure**

Freehold

## **Council tax**

Band B

## **Boundaries**

All legal boundaries should be confirmed by your solicitor

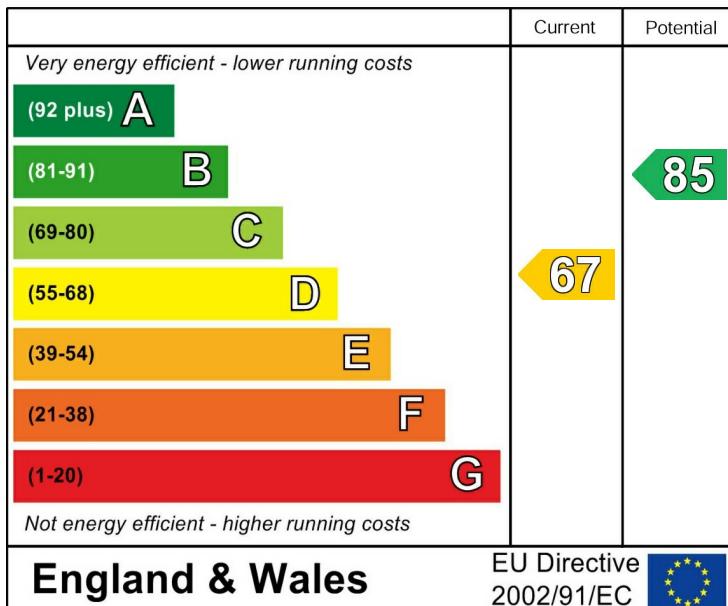
## **Viewing**

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

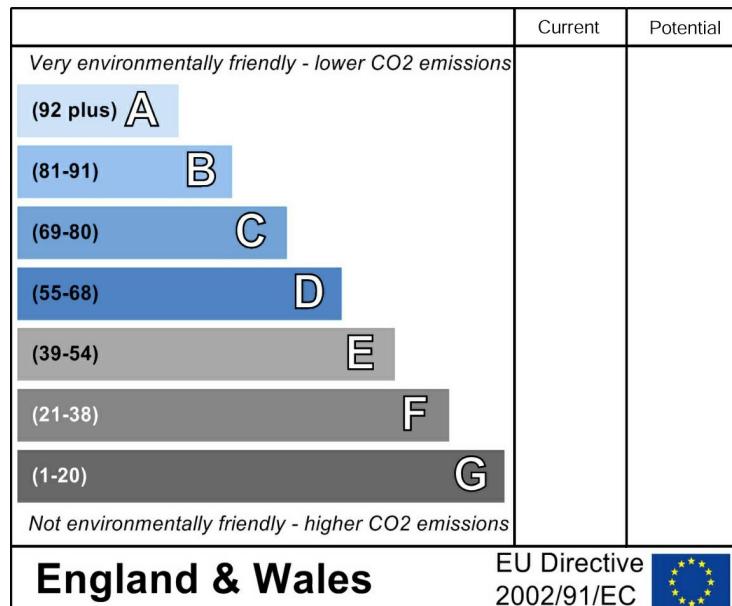
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## Energy Efficiency Rating



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



GROUND FLOOR  
487 sq.ft. (45.3 sq.m.) approx.

1ST FLOOR  
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA : 840 sq.ft. (78.0 sq.m.) approx.  
 Whilst every effort has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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