

## 5 Rembrandt Way Newport



**NO CHAIN - THREE BEDROOM DETACHED HOME REQUIRING SOME UPDATING**

- THREE BEDROOM DETACHED FAMILY HOME
- USEABLE BASEMENT AREA WITH OWN ACCESS
- REQUIRES SOME MODERNISATION
- LOUNGE THROUGH TO DINING ROOM
- GROUND FLOOR WC, FIRST FLOOR BATHROOM
- DRIVEWAY
- EXTENDED FRONT PORCH AREA
- GOOD SIZED GARDEN
- PLEASANT VIEWS TO THE REAR
- CLOSE TO AMENITIES & ROAD LINKS

**Chain Free £265,000**

## **Introduction**

A fantastic and rare opportunity to purchase this good sized, detached family home situated in St. Julians, offered to the market with no onward chain and requiring some modernisation. Within a short walk, we have local shops, bus stops and well regarded schools as well as the M4 motorway being a short drive away, providing an easy commute to Cardiff, Bristol and beyond.

The property was built in the early 1970's and is one of 3 individually designed detached homes at the top of Rembrandt Way. Upon entering via the front door, we are welcomed into the main hallway which leads off to a through lounge/dining room, modern fitted kitchen and a ground floor WC with adjoining store area then, upstairs, three bedrooms and family bathroom. The property features a useable basement area which benefits from power, lighting and it's own entrance door, accessible from the rear garden. The basement is currently divided into 2 rooms however we are advised by the owner that the wall is a stud partition only and not load bearing.

Outside, the frontage offers a garden area and driveway with steps that lead down to the rear garden which is a good size but also requiring some attention.

Further information and room dimensions can be found below;

## **GROUND FLOOR**

**Lounge 12'9" max x 10'10" (3.89 max x 3.32)**

**Dining room 10'9" x 9'2" (3.30 x 2.80)**

**Kitchen 8'1" max x 10'9" max (2.48 max x 3.29 max)**

**WC/cloakroom 5'6" x 2'10" (1.69 x 0.87)**

## **FIRST FLOOR**

**Bedroom 1 12'11" max x 10'1" (3.94 max x 3.09)**

**Bedroom 2 10'9" x 10'2" (3.28 x 3.12)**

**Bedroom 3 9'1" x 7'3" (2.77 x 2.23)**

**Bathroom 7'4" x 7'4" max (2.24 x 2.24 max)**

## **LOWER GROUND FLOOR**

**Room 1 9'1" x 7'9" (2.78 x 2.38)**

**Room 2 15'10" x 9'2" (4.85 x 2.81)**

## **Tenure**

Freehold

## **Council tax**

Band D

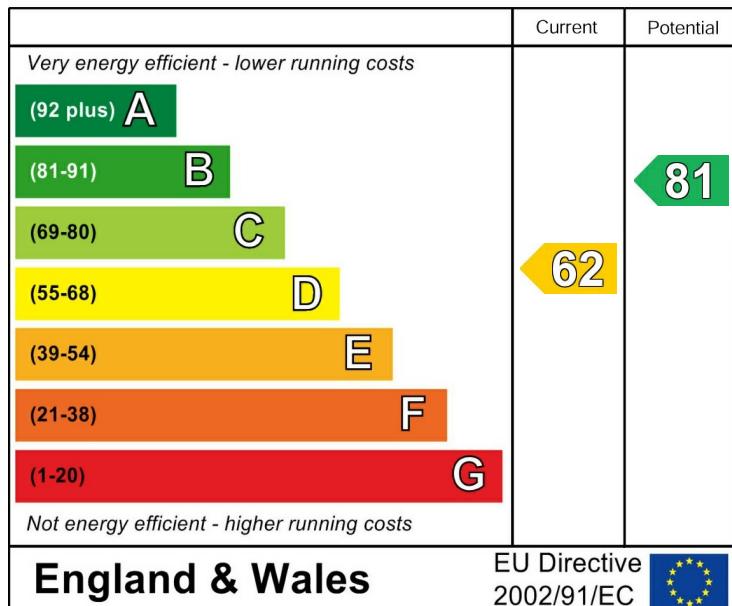
## **Viewings**

By prior appointment with vendors agents Nuttall Parker. Tel: 01633 212666.

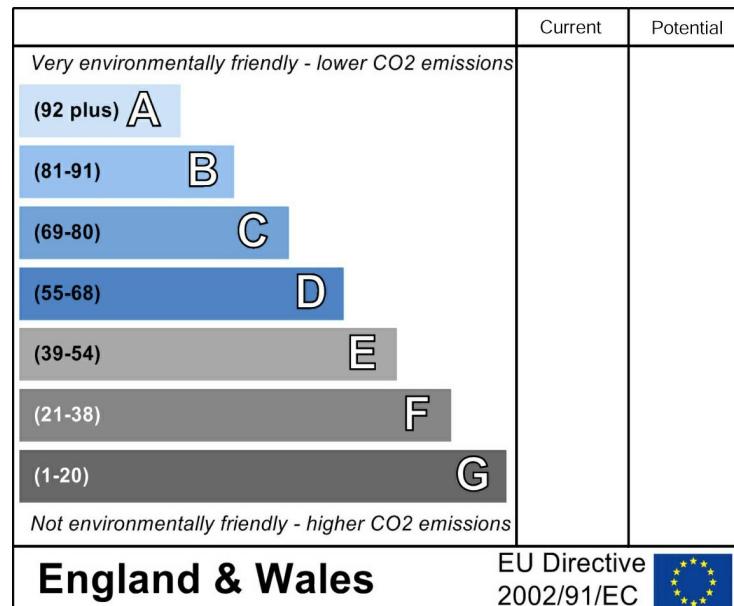
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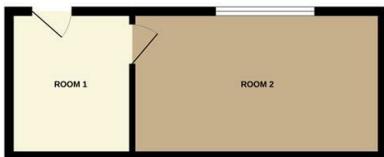
## Energy Efficiency Rating



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



LOWER GROUND FLOOR



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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