

## 109 Maesglas Crescent Newport



### LOVELY THREE BEDROOM FAMILY HOME WITH LARGE GARDEN

- END-TERRACED FAMILY HOME
- THREE BEDROOMS
- MODERN FAMILY BATHROOM WITH SHOWER
- GOOD SIZE LIVING ROOM
- FITTED KITCHEN
- GOOD SIZED REAR GARDEN WITH STORE SHED
- UPVC DOUBLE GLAZING
- WALKING DISTANCE TO LOCAL AMENITIES
- MAJOR ROAD LINKS CLOSE BY
- PERFECT FOR FIRST TIME BUYER OR INVESTOR

**Offers Invited £155,000**



#### 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

## **Introduction**

This well-presented three bedroom terraced home is offered for sale in the vibrant city of Newport. The property is in good condition throughout, making it ideal for families, first-time buyers, or investors seeking a versatile living space. Each room is thoughtfully laid out to maximise comfort and practicality, ensuring a welcoming environment from the very first step inside.

Conveniently situated close to a variety of shops and all local amenities, everyday essentials are within easy reach. Families will appreciate the selection of both primary and secondary schools located nearby, making the morning school run completely hassle-free.

For commuters, the location offers superb transport links, with quick access to the M4 (J28) and the A48, connecting you easily to Cardiff, Bristol and further afield. The surrounding area boasts a strong community spirit, leisure facilities, and a choice of green spaces for relaxed weekends.

Don't miss the chance to make this delightful Newport property your next home. Arrange a viewing today to fully appreciate all that it has to offer.

## **Tenure**

Freehold. Please note this property is non traditional construction as per the majority of ex Council properties.

## **Council Tax**

Band B

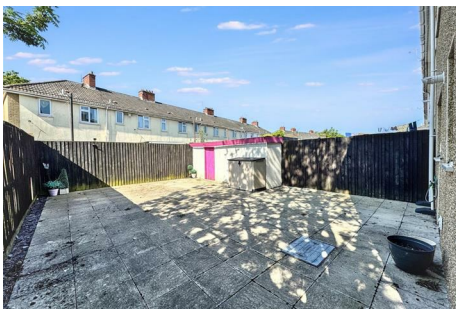
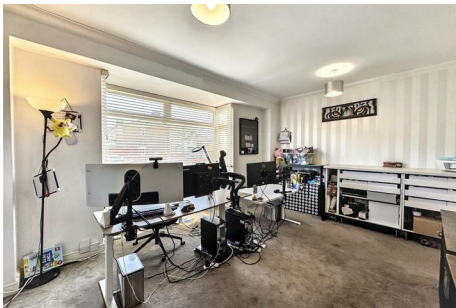
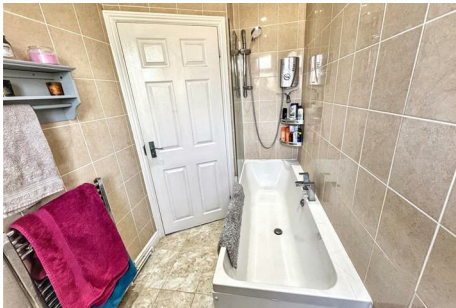
## **Boundaries**

All boundaries should be confirmed by your solicitor prior to purchase. However we have been informed the front garden does not form part of the property, owned by Hedyn


## **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.



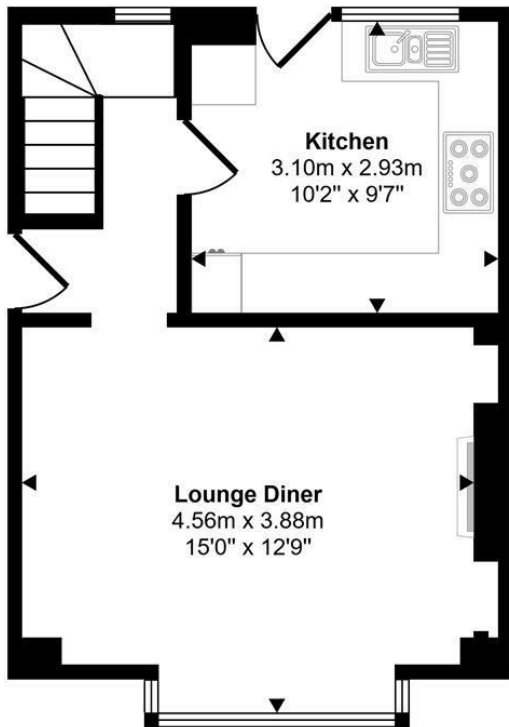
## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>73</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	

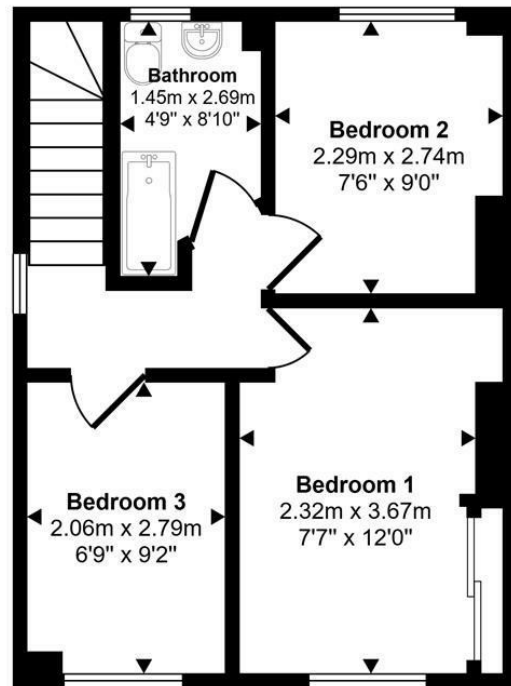
## Environmental Impact (CO<sub>2</sub>) Rating

	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		
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Approx Gross Internal Area  
63 sq m / 683 sq ft



Ground Floor  
Approx 32 sq m / 347 sq ft



First Floor  
Approx 31 sq m / 336 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.