



37 Herbert Avenue, Newport NP11 6JT

£235,000

****WELL PRESENTED, GOOD SIZE SEMI DETACHED HOUSE****

Nestled in the charming area of Herbert Avenue, Risca, Newport, this delightful semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. With a lounge with bay fronted window and good size fitted kitchen/dining room, the property provides ample opportunity for relaxation and entertainment, making it easy to host gatherings or enjoy quiet evenings at home.

The house features two bathrooms, ensuring that morning routines run smoothly for everyone in the household. The layout is thoughtfully designed to maximise space and functionality, catering to modern living needs.

Situated in a friendly neighbourhood, this property benefits from local amenities and excellent transport links, making it easy to access nearby towns and cities with the nearest train station a mile away, convenient bus route and easy access to main road links. Whether you are looking for a family home or a place to settle down, this semi-detached house on Herbert Avenue is a wonderful opportunity not to be missed. Embrace the chance to make this lovely house your new home.

Tenure: We are advised Freehold
EPC: D
Council Tax Band: C



Entrance Hall

UPVC double glazed door and window to front, tiled floor, plastered walls and ceiling, coving, radiator, carpeted stairs.

Lounge

14'7" x 12'1" (4.45 x 3.69)

UPVC double glazed bay window to front, parquet wooden flooring, plastered walls and ceiling, coving, log burner, radiator, power points.

Kitchen/Dining Room

18'6" x 12'4" (5.65 x 3.76)

UPVC double glazed patio doors to rear, window to side, matching base and wall units, roll edge worktop, integrated eye level double oven, fridge freezer and gas hob, composite sink with drainer and mixer tap, tiled floor and splash back, plastered walls and ceiling, coving, radiator, power points.

W/C

.249'4" x 5'0" (.76 x 1.53)

UPVC double glazed obscured window to side, low level w/c, vanity sink, tiled floor and walls plastered ceiling and walls, radiator.

Landing

UPVC double glazed window to side, plastered walls and ceiling, coving, carpet to floor.

Bedroom 1

10'9" x 14'6" (3.29 x 4.44)

UPVC double glazed bay window, to front, plastered walls and ceiling, coving, wooden flooring, original cast iron fire place, radiator, power points.

Bedroom 2

11'11" x 10'11" (3.65 x 3.35)

UPVC double glazed window to rear, plastered walls and ceiling, coving, wooden flooring, original cast iron fire place, radiator, power points.

Bedroom 3

7'2" x 8'6" (2.2 x 2.6)

UPVC double glazed window to front, plastered walls and ceiling, coving, wooden flooring, radiator, power points.

Bathroom

7'10" x 7'3" (2.39 x 2.21)

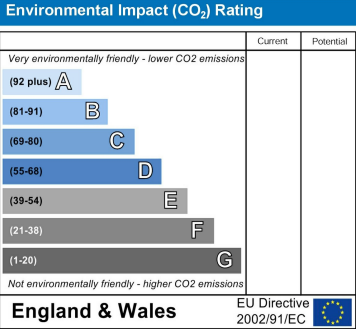
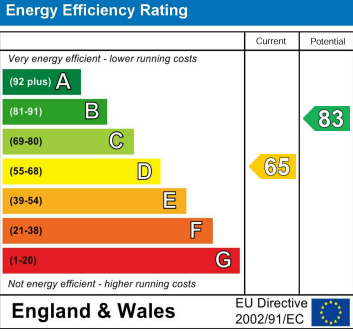
UPVC double glazed obscured window to side, panel bath with shower over, pedestal hand wash basin, low level w/c, tiled floor and wall, rest of walls and ceiling plastered, heated towel rail.

External

To Front: Steps leading to small forecourt

To Side: Shared drive/access

To Rear: Tiered garden with good size paved patio and grass areas



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