



11 Llanarth Street, Newport NP11 7QW

Asking price £165,000

EXCELLENT FIRST TIME BUYWELL PRESENTED BAY FRONTED MID TERRACE HOUSE**

Nestled in the charming area of Wattsville, Cross Keys, Newport, this delightful mid-terrace house on Llanarth Street offers a perfect blend of comfort and convenience. Set over three levels the property provides entrance hall leading to large lounge/dining room with dual aspect windows taking advantage of the views, two good size bedrooms and bathroom to the first floor with fully boarded attic. To the lower ground floor is a large kitchen and separate reception room/office leading to rear garden. This property provides ample space for relaxation and entertaining guests. Additionally, the property benefits from an enclosed rear garden with a detached garage, a valuable feature in this sought-after location.

Llanarth Street is a peaceful neighbourhood, making it an excellent choice for families and professionals alike. With local amenities and transport links nearby, you will find everything you need within easy reach. This property presents a wonderful opportunity for those looking to settle in a friendly community while enjoying the comforts of a well-appointed home. Don't miss the chance to make this charming house your own.

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



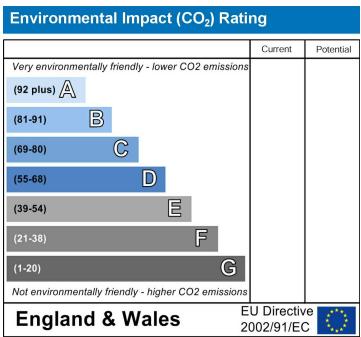
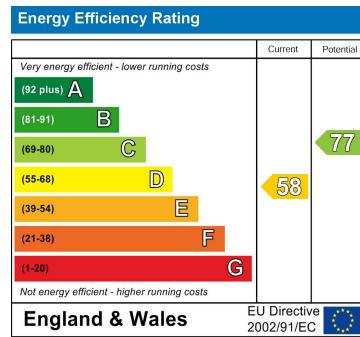
Entrance Hall

UPVC double glazed door to front, plastered walls, textured ceiling, carpeted stairs to first floor, radiator, power points.

Lounge/Dining Room

25'3" x 12'4" (7.7 x 3.78)

UPVC double glazed bay window to front, UPVC double glazed window to rear, plastered walls and ceiling, laminate floor, wooden glass internal doors, carpeted stairs to basement level, radiator, power points.



Kitchen

15'10" x 11'3" (4.83 x 3.45)

UPVC double glazed window and door to rear, matching base and wall units, roll edge worktop, stainless steel sink with drainer and mixer tap, tile splash back, vinyl floor plastered walls, textured ceiling, radiator, power points.

Reception Room/Study

9'6" x 11'6" (2.9 x 3.52)

UPVC double glazed window to side and door to rear, sky light, plastered walls and ceiling, vinyl floor, radiator, power points.

Landing

UPV double glazed window to rear, carpet, power point.

Bedroom 1

10'1" x 15'8" (3.08 x 4.8)

UPVC double glazed window to front, plastered walls, textured ceiling, carpet, radiator, power points.

Bedroom 2

12'6" x 6'9" (3.82 x 2.08)

UPVC double glazed window to front, plastered walls, textured ceiling, laminate floor, radiator, power points.

Bathroom

10'1" 5'10" (3.08 1.8)

UPVC doubled glazed obscured window to rear, panel bath with shower over, pedestal hand wash basin, low level w/c, tile splash back, plastered walls, textured ceiling, vinyl floor, radiator.

External

To Front : Enclosed forecourt with slate chippings.

To Rear : Patio area, outhouse with outside w/c, pathway to rear gate for access to garage

Garage : Manual swing door, UPVC double glazed window, power points.

