



4 Rudry Street, Newport. NP19 7AN
£169,950
Tenure Freehold

- PERFECT FOR FIRST TIME BUYERS
- IMMACULATE MID TERRACE HOUSE
- 3 BEDROOMS
- LIVING / DINING ROOM
- MODERN KITCHEN
- OFFICE / STUDY
- FIRST FLOOR BATHROOM
- EASY TO MAINTAIN REAR GARDEN
- WALKING DISTANCE TO NEWPORT CITY CENTRE
- GAS COMBI & UPVC DOUBLE GLAZING

PERFECT FOR FIRST TIME BUYERS!! BEAUTIFUL, 3 BEDROOM HOUSE WITH LIVING / DINING ROOM, MODERN KITCHEN, FIRST FLOOR BATHROOM, OFFICE/STUDY, EASY TO MAINTAIN GARDEN WITHIN WALKING DISTANCE TO NEWPORT CITY CENTRE

Situated on the popular & convenient East Side of Newport is this beautifully presented, 3 bedroom, terrace house. Located within walking distance to all local amenities, popular schools, supermarkets, Newport City Centre & Railway station whilst also having the easiest of access to junction 25 of the M4 making perfect for commuting.

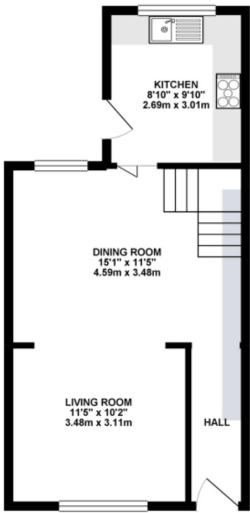
Perfect for First Time Buyers with accommodation briefly comprising to the ground floor: Entrance Hallway, Living/Dining Room and modern kitchen. On the first floor: Two Bedrooms, Bathroom and office/study with stairs leading to the converted third bedroom with sky light, fitted wardrobes and eaves storage. Outside, to the rear is an easily maintained patio area.

The property further benefits from having a gas combi boiler & upvc double glazing throughout.

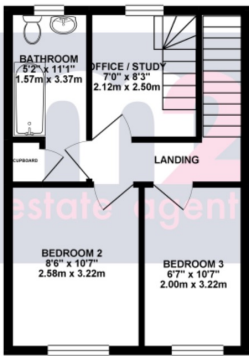
Services:
Council Tax Band:
B



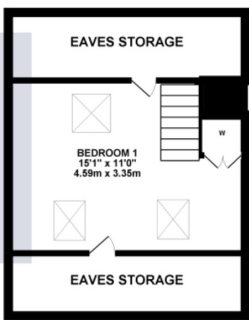
GROUND FLOOR 412.34 sq. ft.
(38.31 sq. m.)



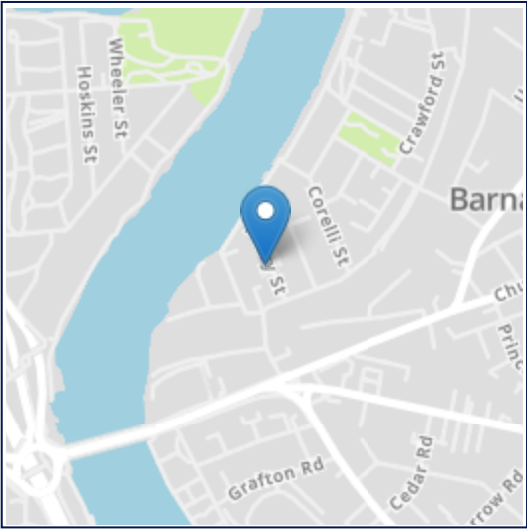
1ST FLOOR 325.33 sq. ft.
(30.22 sq. m.)



2ND FLOOR 283.75 sq. ft.
(26.36 sq. m.)



TOTAL FLOOR AREA: 1021.42 sq. ft. (94.89 sq. m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

All room sizes are approximate. Electrical installations, plumbing, central heating and drainage installations are noted on the basis of a visual inspection only. They have not been tested and no warranty of condition or fitness for purpose is implied in their inclusion. Potential purchasers are warned that they must make their own enquiries as to the condition of the appliances, installations or any element of the structure or fabric of the property.

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