



**126 St Julians Road, Newport. NP19 7RY**  
**£235,000**  
**Tenure Freehold**

- **TRADITIONAL BAY FRONTED SEMI DETACHED HOUSE**
- **POPULAR TREE LINED ROAD**
- **ENTRANCE HALL WITH WOODBLOCK FLOORING**
- **LOUNGE**
- **KITCHEN/DINER WITH WOOD BURNER**
- **THREE BEDROOMS**
- **REFITTED SHOWER ROOM**
- **ENCLOSED REAR GARDEN**
- **NO CHAIN**

**69 Bridge Street, Newport, NP20 4AQ**  
**M2 Estate Agents Newport 01633 289622**  
**[www.m2ea.co.uk](http://www.m2ea.co.uk)**

A TRADITIONAL BAY FRONTED SEMI-DETACHED PROPERTY SITUATED IN AN ELEVATED POSITION ON THIS POPULAR TREE LINED STREET. THE PROPERTY LIES A SHORT DISTANCE FROM CAERLEON ROAD, JUNCTION 25 M4 AND LOCAL SCHOOLS AND OFFERS GOOD FAMILY ACCOMMODATION COMPRISING:

To the ground floor: An entrance hall with woodblock floor and stairs to the first floor. A lounge with bay window and feature fire place enjoys an outlook over St Julian's Road.

The modern kitchen opens to a dining area with wood burner and French doors to the rear.

To the first floor: A landing leads to 3 bedrooms (2 having built in wardrobes) and a refitted shower room.

Outside: To the front a terrace and lawned garden with steps leading to the main entrance, side access via gate. 2

To the rear: A private patio with raised water feature. Steps lead up to a garden laid to lawn with raised beds enclosed by fencing

To the side: An enclosed storage area with gates to front and rear.

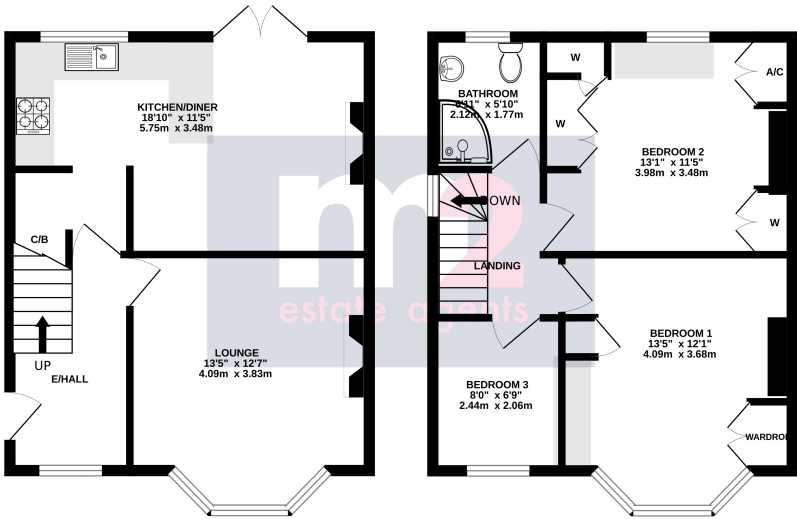
Services:

Council Tax Band:



GROUND FLOOR  
433 sq.ft. (40.2 sq.m.) approx.

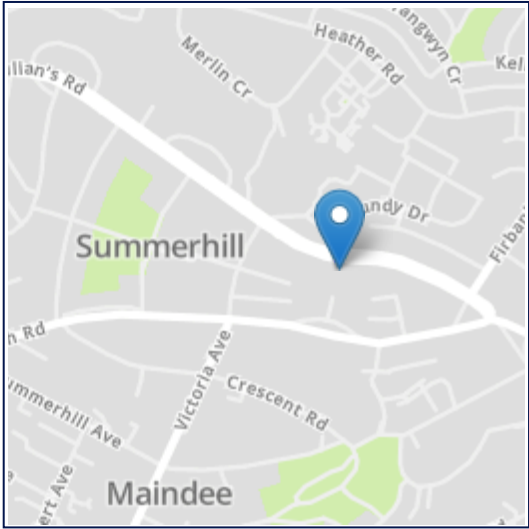
1ST FLOOR  
433 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 866 sq.ft. (80.5 sq.m.) approx.

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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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.

M2 Estate Agents for themselves and for the Vendors and Lessors of this property whose agents they are give notice that, (i) the particulars are set out as a general outline only for the guidance of the intended Purchasers or Lessors, and do not constitute part of an offer or contract (ii) all descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and other details are given without responsibility and any intending Purchasers or Tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of M2 Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.

I/We acknowledge that I/we have read and understand your terms letter and that these property ( 126 St Julians Road, Newport, NP19 7RY ) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature \_\_\_\_\_ Print Name \_\_\_\_\_

Date \_\_\_\_\_

Signature \_\_\_\_\_ Print Name \_\_\_\_\_

Date \_\_\_\_\_