



**115 Lysaght Avenue, Newport. NP19 4AH**  
**£185,000**  
**Tenure Freehold**

- **PERFECT FOR FIRST TIME BUYERS**
- **SPACIOUS COACH HOUSE**
- **2 BEDROOMS**
- **OPEN PLAN KITCHEN / DINING / LIVING ROOM**
- **MODERN BATHROOM**
- **GARAGE & DRIVEWAY**
- **POPULAR EAST SIDE LOCATION**
- **EASY ACCESS TO JUNCTION 24 & 28 OF THE M4**

**\*PERFECT FOR FIRST TIME BUYERS!! WELL PRESENTED, 2 DOUBLE BEDROOM COACH HOUSE WITH OPEN PLAN KITCHEN/LIVING/DINING AREA, GARAGE & PARKING WITH EASY ACCESS TO JUNCTIONS 24 & 28 OF THE M4\***

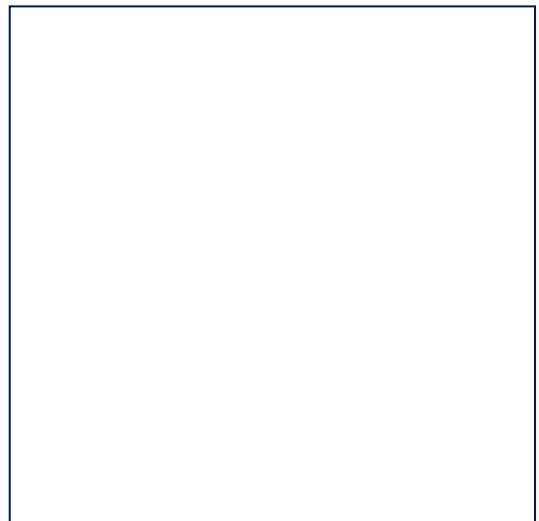
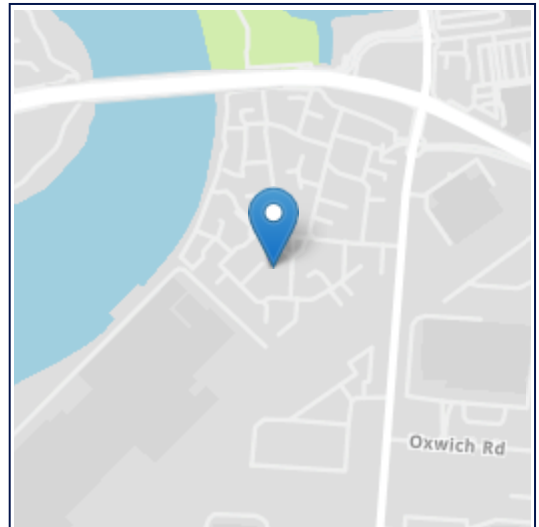
Situated on the popular, modern Lysaght Village development, located on the East side of Newport. This spacious, two bedroom coach house is close to all local amenities, Popular Schools, Supermarkets, Riverside Walks, Shopping at Newport Retail Park and the Southern Distributor Road, which links to the junctions 24 and 28 of the M4 making it ideal for commuting.

In brief the property comprises, to the ground floor, an entrance hallway with stairs to first floor. A landing with doors off to two bedrooms, bathroom with shower over and the open plan kitchen/dining/living room. Outside is a driveway leading to the single garage. The property further benefits from having a gas combi boiler, upvc double glazing throughout, no extra charges and viewing is highly advised by the agents.

Services:

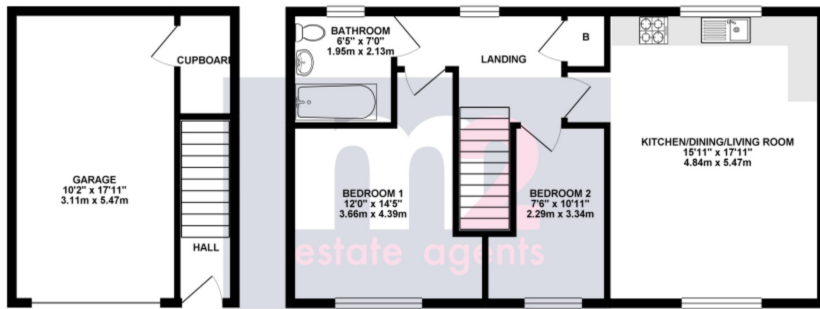
Council Tax Band:

C



GROUND FLOOR 246.77 sq. ft.  
(22.93 sq. m.)

1ST FLOOR 588.31 sq. ft.  
(54.66 sq. m.)



TOTAL FLOOR AREA : 835.09 sq. ft. ( 77.58 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.

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