

36 St Julians Road, Newport. NP19 7GN
£310,000
Tenure Freehold

- SPACIOUS SEMI DETACHED FAMILY HOME
- 4 BEDROOMS
- MODERN KITCHEN / BREAKFAST ROOM
- LIVING ROOM & DINING ROOM
- GROUND FLOOR W/C
- FIRST FLOOR BATHROOM
- GARAGE & DRIVEWAY
- GOOD SIZE REAR GARDEN
- SOUGHT AFTER LOCATION
- GUIDE PRICE £310,000 - £325,000

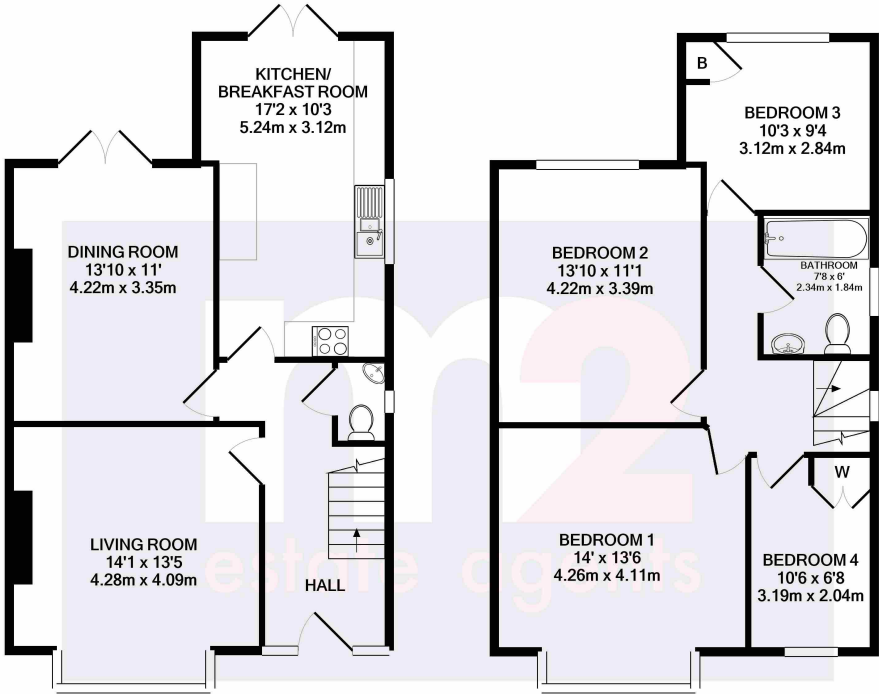
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Occupying an elevated position over looking this popular tree lined road this spacious 4 Bedroom Semi-detached period home lies within walking distance to all local amenities, shops, bus stops, Beechwood and Brecon Park whilst also having the easiest of access to junction 25 of the M4 making it perfect for commuting.

Well presented throughout the property offers excellent family accommodation comprising, to the ground floor: Large Entrance Hallway with karndeian flooring, understair W/C, Living Room with Bay window to front and feature fireplace. The dining room is located at the rear of the property and benefits from French doors opening to the garden. A modern kitchen/breakfast room with underfloor heating and integrated appliances. First Floor: 4 good size Bedrooms. The large master bedroom having deep bay window with panoramic views over St Julians Road & beyond. A family bathroom with a white suite and shower over bath. Outside: Steps lead through the front garden, which is well maintained with a lawn area, a variety of plants, trees & shrubs to the main entrance and wide side access via gate. There is a off road parking for two vehicles and single garage with electric. To the rear: a good size patio area with lawn, enjoying a sunny aspect with bordering shrub beds enclosed by fencing, there is a timber storage shed with power and further potting shed.

The property benefits from gas combi boiler and UPVC Double glazing throughout.

Services:
Council Tax Band:

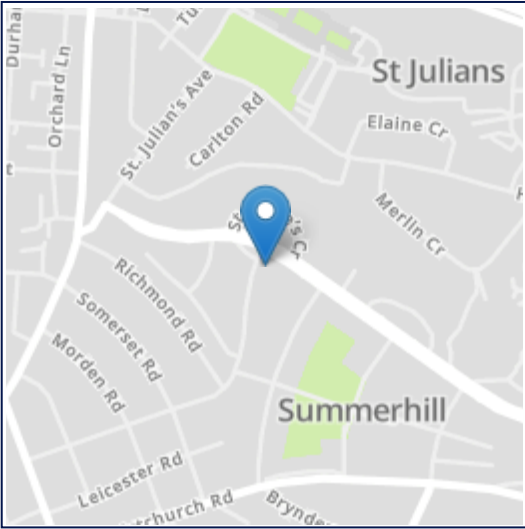


GROUND FLOOR
APPROX. FLOOR
AREA 596 SQ.FT.
(55.3 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 607 SQ.FT.
(56.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1203 SQ.FT. (111.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Awaiting EPC

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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