



34 Waterloo Road, Newport. NP20 4FP
£400,000
Tenure Freehold

- **GUIDE PRICE £400,000 - £450,000**
- **SPACIOUS SEMI DETACHED BAY FRONTED HOUSE**
- **5 BEDROOMS**
- **KITCHEN / DINING ROOM**
- **2 LARGE RECEPTION ROOMS**
- **MANY ORIGINAL FEATURES**
- **GROUND FLOOR SHOWER ROOM & 1ST FLOOR BATHROOM**
- **LARGE REAR GARDEN**

GUIDE PRICE £400,000 - £450,000 SPACIOUS, 5 BEDROOM, SEMI DETACHED FAMILY HOME WITH MANY ORIGINAL FEATURES, 2 RECEPTION ROOM, KITCHEN/DINING ROOM, UTILITY ROOM, GROUND FLOOR SHOWER ROOM, FIRST FLOOR BATHROOM PARKING TO THE FRONT & REAR WITH EASY ACCESS TO THE M4*

A spacious five bedroom family home situated in a sought after location opposite the beautiful Belle Vue Park and a short walk from Newport City Centre with a variety of shops, bars and restaurants whilst also having the easiest of access to junction 27 & 28 of the M4.

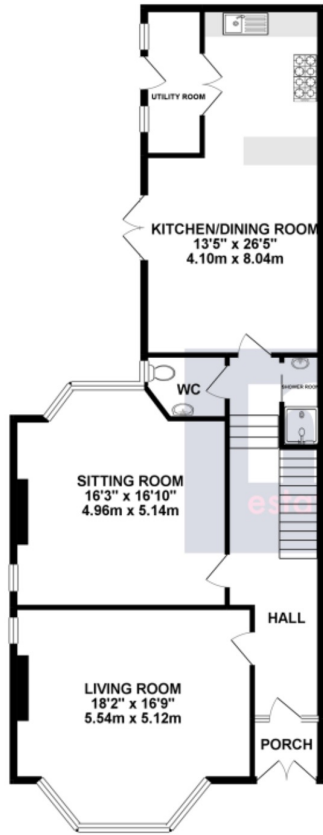
In brief the property benefits from spacious, versatile accommodation briefly comprising to the ground floor: Entrance porch, hallway with stunning, original tiled floor and door, two reception rooms with feature fireplace and wood burner, the spacious kitchen/dining room is at the rear with utility room, w/c and shower room. On the first floor: a spacious split level landing leads to five bedrooms (four doubles) and a bathroom with separate shower cubicle. Outside, to the front, a single parking space with privacy hedging, EV charger and path to the front door. To the rear is a good size garden with patio area, lawn with further gated parking area with a variety of shrubs and trees.

Services:

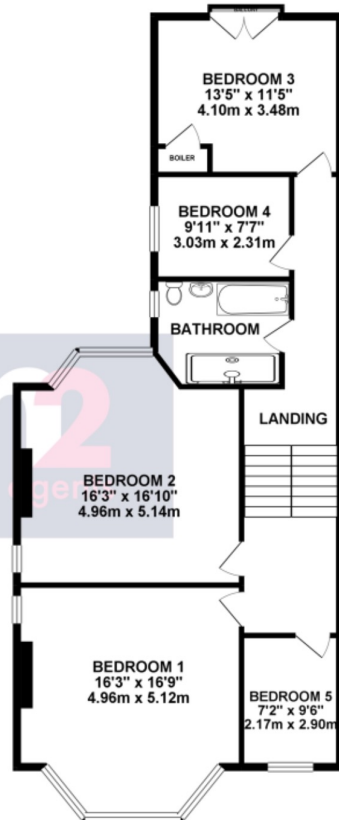
Council Tax Band:



GROUND FLOOR 1115.72 sq. ft.
(103.65 sq. m.)

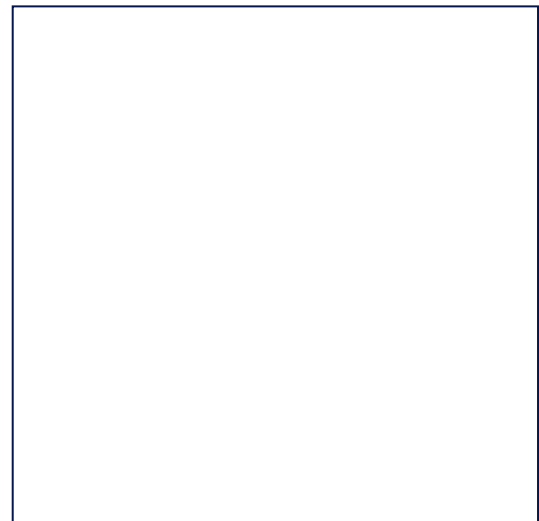
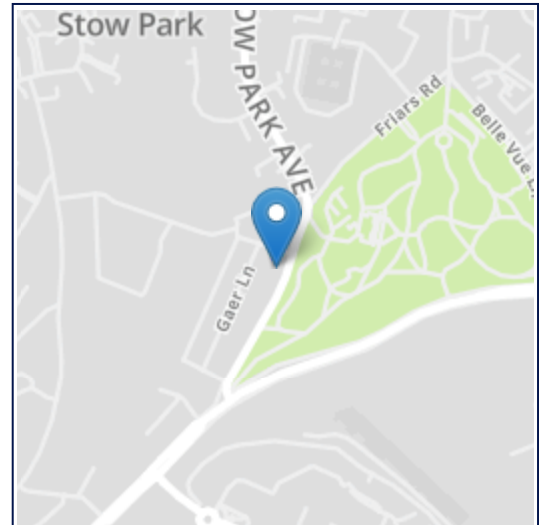


1ST FLOOR 1055.78 sq. ft.
(98.09 sq. m.)



TOTAL FLOOR AREA: 2171.51 sq. ft. (201.74 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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