

**Prince Andrew Road, Newport, NP11 3JX**

**£155,000**

- Semi Detached House
- Two Double Bedrooms
- New Kitchen and Bathroom 2024
- Re-Plastered and New Floor Coverings 2024
- South Facing Rear Garden
- Ideal 1st Time Purchase
- Ground Floor WC
- New Roof 2024
- Lounge/Dining Area
- Popular Location | Viewing Essential

# Prince Andrew Road, Newport NP11 3JX

Located on Prince Andrew Road with a south facing rear garden, in the desirable area of Pentwyn Crumlin, this semi-detached house presents an excellent opportunity for first-time buyers. With two spacious double bedrooms, this property is perfect for those seeking a comfortable and inviting home. Recently refurbished, the house boasts a brand-new roof, kitchen, and bathroom, ensuring that you can move in with peace of mind. The double glazing throughout the property enhances energy efficiency and provides a tranquil living environment. The modern flooring and newly installed radiators add to the overall appeal, together with the ground floor WC makes this home both stylish and practical. The generous lounge with dining area offer a versatile space for relaxation and entertaining, making it an ideal setting for family gatherings or quiet evenings in. The thoughtful layout maximises the use of space, providing a warm and welcoming atmosphere. With all these improvements completed in 2024, this property is ready for you to make it your own. Viewing is essential to fully appreciate the quality and potential of this lovely home. Don't miss out on the chance to secure a fantastic first-time purchase in a sought-after location.



Council Tax Band: A





### Entrance Hall

Double glazed entrance door, painted finish to walls and ceiling, radiator, stairs leading to first floor accommodation., laminated wood flooring.

### Ground floor WC

Double glazed window with obscured glass to side aspect, painted finish to walls and ceiling, tiled flooring, radiator.

### Lounge/Dining Area

11'3" max 7'9" min x 21'0" max 13'1" min (3.45 max 2.38 min x 6.42 max 4.01 min)

Double glazed windows to front and rear aspects, painted finish to walls and ceiling, fireplace alcove with wooded mantle, two radiators.

### Kitchen

9'4" x 7'3" (2.87 x 2.23)

Double glazed window to rear aspect, painted finish to walls and ceiling, modern base and wall units, stainless steel single drainer sink, electric oven and hob, plumbing for automatic washing machine, laminated wood flooring, double glazed door leading to outside.

### Landing

Painted finish to walls and ceiling, access to loft space.

### Bedroom One

17'10" max 11'6" min x 9'7" max 6'9" min (5.45 max 3.53 min x 2.93 max 2.07 min )

A double room with two double glazed windows to front aspect, painted finish to walls and ceiling, two radiators. (This room was originally two rooms and can be put back to two rooms.)

### Bedroom Two

11'11" max 9'4" min 11'1" max 5'1" min (3.64 max 2.87 min 3.39 max 1.57 min )

A double room with double glazed window to rear aspect, painted finish to walls and ceiling, radiator, cupboard housing wall mounted gas central heating combination boiler.

### Bathroom

Double glazed window to rear aspect with obscured glass, painted finish to walls and ceiling, panel bath with mixer tap and shower attachment, wash hand basin set in vanity unit, low level WC, heated towel rail, laminated wood flooring.

### Outside

#### Front Garden

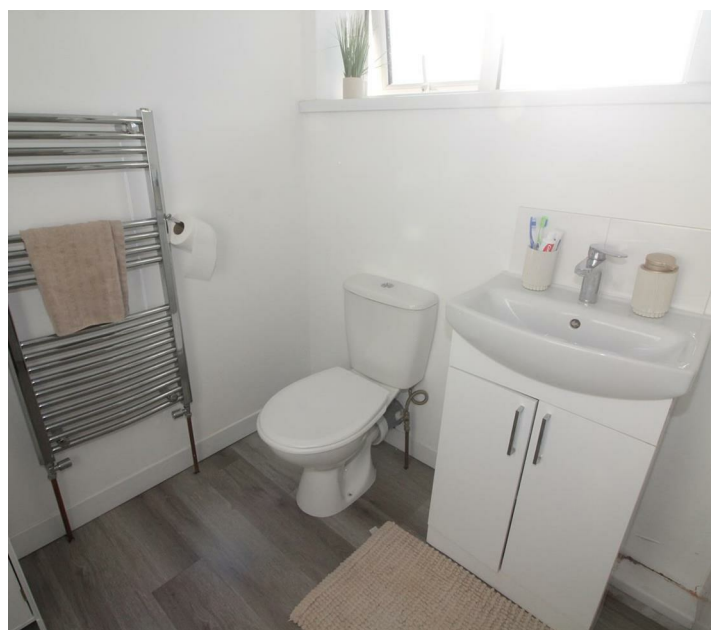
Gated pathway and steps leading to front door with garden area.

#### Side Garden

Garden area leading to rear garden.

#### Rear Garden

A south facing rear garden with views, in need of renovation.









## Directions



## Viewings

Viewings by arrangement only. Call 01495 239686 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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