



**Walford Street,  
NEWPORT NP20 5PG**

- EPC Rating: Awaited
- No Onwards Chain
- Seconds from M4 Motorway
- Two Bedrooms
- Larger than Average Garden





## About The Property

Situated in this popular area of Newport is this great opportunity to purchase this well presented traditional mid terraced property set in this central location close to the city centre and junction 26 of the M4. This property would make a great first time buy or investment. Accommodation comprises of a hallway, lounge, dining room, kitchen and a family bathroom to the ground floor. Two double bedrooms to the first floor. The property benefits from gas central heating and a larger than average enclosed rear garden. NO CHAIN! Must be viewed.

MORTGAGE ADVICE AVAILABLE IN BRANCH -  
Call 01633221892 to get your free no obligation advice.

## Accommodation

### Hallway

Enter uPVC door into hallway, with doors leading to the living room and dining room.

### Living Room

13' 1" x 11' 6" ( 3.99m x 3.51m )

Living room comprises of laminate flooring throughout with uPVC double glazed bay window overlooking the front of the property. Stunning feature fireplace. Radiator.

### Dining Room

11' 4" x 15' ( 3.45m x 4.57m )

Dining room comprises of laminate flooring throughout with a uPVC window overlooking the rear garden. Stairs leading to the first floor and doorway leading into the kitchen.

### Kitchen

7' 2" x 11' 5" ( 2.18m x 3.48m )

uPVC window to side and rear, modern matching wall and base units, integrated Electrical Double oven, gas hob with cooker hood over, partly tiled walls and laminate flooring throughout.



# Peter Alan - Newport

01633 221892  
newport@peteralan.co.uk  
peteralan.co.uk



## Bedroom One

11' 5" max x 10' 9" max ( 3.48m max x 3.28m max )  
Carpeted flooring throughout with a uPVC double glazed window. Radiator.

## Bedroom Two

8' x 12' ( 2.44m x 3.66m )  
Carpeted flooring throughout with a uPVC double glazed window. Radiator.

## Bathroom

Family bathroom comprises of a bath tub, walk in shower, low level WC and wash hand basin.  
uPVC double glazed opaque window,

## Outside

Front- Enclosed forecourt with gated access to on street parking.

Rear- Larger than average enclosed rear garden. Mainly laid to lawn with patio area.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

### Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.