

Liswerry Road, Newport, NP19

£195,000

None

Tenure: Freehold, **Bedrooms:** 4

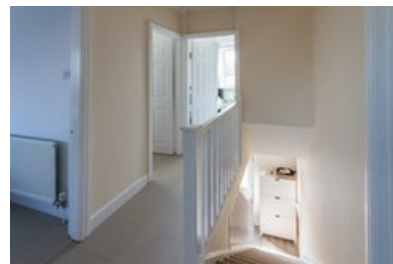
Ideal EXTENDED Family Home WITH LARGE GARDEN for sale in Newport, Gwent. This four bedroom semi-detached house is ideally located on the East side of Newport, close to main bus routes and excellent transport links providing fantastic access to Cardiff via the M4 Motorway and Bristol via&n

Key features:

- 4 bedrooms
- Semi Detached
- Local Schools and Amenities
- Large Garden
- Larger than Average
- New Kitchen
- New Bathrooms
- Excellent access to Bristol and Cardiff

Extra info:

- **Property Age:** 61 years
- **Council Tax:** Band B (£107.00 per-month)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** None



Ideal EXTENDED Family Home WITH LARGE GARDEN for sale in Newport, Gwent. Possibility of CHAIN FREE sale to the right offer.

This four bedroom semi-detached house is ideally located on the East side of Newport, close to main bus routes and excellent transport links providing fantastic access to Cardiff via the M4 Motorway and Bristol via the Eastern Distributor Road (A4810) that connects the M4 to Newport to avoid the traffic).

The property had a new modern Kitchen fitted recently with an adjacent Dining Room created to make the most of the natural sunlight throughout the day. Both the downstairs shower room and upstairs family bathroom have also been completely renovated up to a high standard.

Further benefits include an easy to maintain large family garden with great potential including a pond. Close to three primary schools and two high schools. Newport Retail Park is only within a 10 minute walk which includes a 24hr supermarket, cinemas, and many other retailers.

This larger than average property has been improved over the years and it's ready to move in with no further work needed.

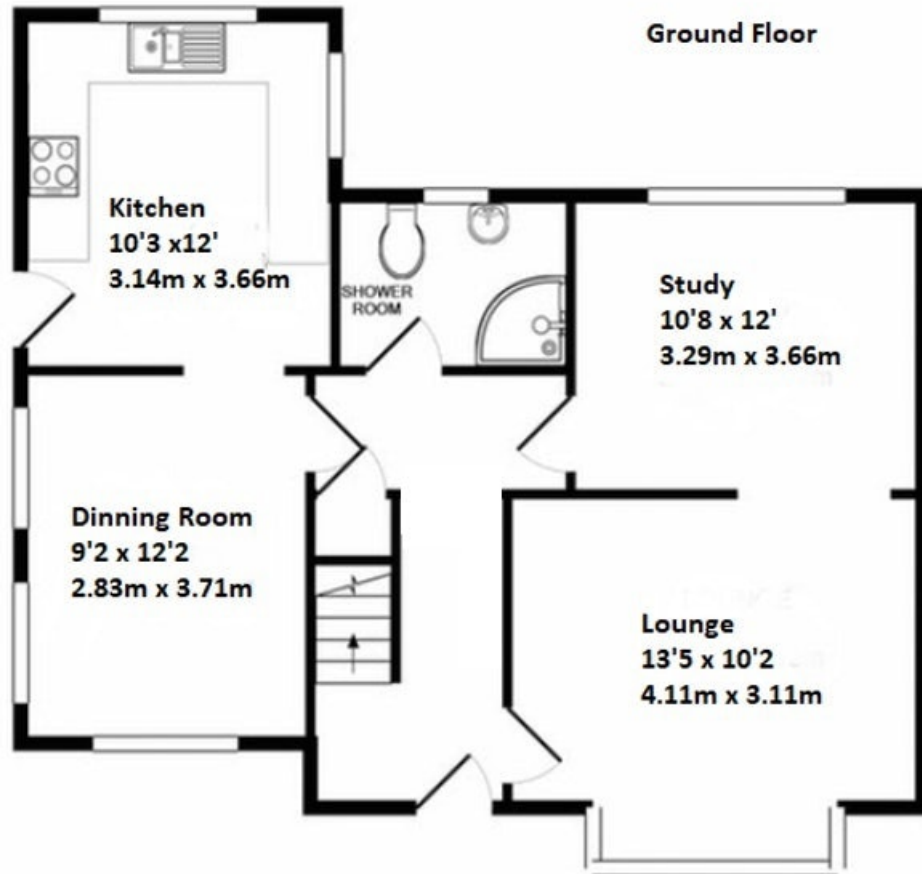
FIRST FLOOR

- **Lounge:** 4.11m x 3.11m or 13'5 x 10'2
- **Study / Play Room:** 3.29m x 3.66m or 10'8 x 12'
- **Kitchen:** 3.14m x 3.66m or 10'3 x 12'
- **Dinning Room:** 2.83m x 3.71m or 9'2 x 12'2
- **Shower Room:** 1.69m x 2.33m or 5'5 x 7'6

SECOND FLOOR:

- **Bedroom 1:** 2.84m x 4.19m or 9'3 x 13'7
- **Bedroom 2:** 3.03m x 3.13m or 9'9 x 10'2
- **Bedroom 3:** 3.03m x 2.12m or 9'9 x 6'9
- **Bedroom 4:** 3.71m x 2.83m or 12'2 x 9'3
- **Family Bathroom:** 2.10m x 1.67m or 6'9 x 5'5

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

191, Liswerry Road, NEWPORT, NP19 9RW

| | |
|---|---|
| Dwelling type: Semi-detached house | Reference number: 0161-2831-7374-9621-1881 |
| Date of assessment: 29 March 2019 | Type of assessment: RdSAP, existing dwelling |
| Date of certificate: 29 March 2019 | Total floor area: 106 m ² |

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

| | |
|--|----------------|
| Estimated energy costs of dwelling for 3 years: | £ 2,214 |
| Over 3 years you could save | £ 225 |

| Estimated energy costs of this home | | | |
|-------------------------------------|----------------------|----------------------|---|
| | Current costs | Potential costs | Potential future savings |
| Lighting | £ 219 over 3 years | £ 219 over 3 years | <div style="background-color: #4caf50; color: white; padding: 10px; width: 50px; margin: 0 auto;"> You could save £ 225 over 3 years </div> |
| Heating | £ 1,686 over 3 years | £ 1,560 over 3 years | |
| Hot Water | £ 309 over 3 years | £ 210 over 3 years | |
| Totals | £ 2,214 | £ 1,989 | |

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

| | Current | Potential |
|--|---------|-----------|
| | 71 | 83 |

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

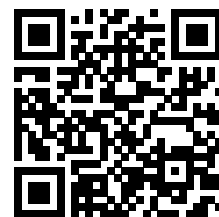
| Recommended measures | Indicative cost | Typical savings over 3 years |
|--------------------------------------|-----------------|------------------------------|
| 1 Floor insulation (solid floor) | £4,000 - £6,000 | £ 126 |
| 2 Solar water heating | £4,000 - £6,000 | £ 99 |
| 3 Solar photovoltaic panels, 2.5 kWp | £5,000 - £8,000 | £ 972 |

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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MISREPRESENTATION ACT, 1967.

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