

Chambers

Estate Agents



Waltwood Road, Llanmartin, Newport, Gwent, NP18 2EZ
Guide Price £200,000



Waltwood Road, Llanmartin, Newport,
Gwent, NP18 2EZ
Guide Price £200,000

A well-presented mid-terrace home of approximately 900 sq ft, offering three bedrooms and contemporary accommodation arranged over two floors. Situated in the established residential area of Llanmartin, the property benefits from an enclosed rear garden, strong transport links and easy access to Newport, Cardiff and the M4. Offered with no onward chain and vacant possession.



3 Bedrooms



1 Bathrooms



1 Receptions





The property is entered via an entrance hall leading to a comfortable living room, while to the rear is a contemporary fitted kitchen/dining room, finished with modern units and integrated appliances and providing a practical and sociable space for everyday use. The first floor comprises three bedrooms together with a recently adapted shower room. Further benefits include gas central heating, uPVC double glazing and an enclosed rear garden, offering a private outdoor space.

The property is situated on Waltwood Road within the established residential area of Llanmartin, positioned to the eastern side of Newport. The area is regarded for its convenient connectivity and community-focused environment, with a range of everyday amenities available locally, including shops, public houses and services, while more extensive retail, leisure and dining facilities are found in Newport city centre, which is easily accessible and offers Friars Walk Shopping Centre, the Riverfront Theatre and a wide range of restaurants and cafés.

Llanmartin is well served by a selection of primary and secondary schools, making the location particularly appealing to families. Public transport links are readily available, with regular bus services providing access to Newport city centre and surrounding districts. Road connections are a notable feature, with the M4 motorway within easy reach, offering direct routes to Cardiff, Bristol and the wider South Wales and West Country road networks. Newport railway station provides mainline services to Cardiff, Bristol, Birmingham and London Paddington, supporting convenient commuting.

Tenure: Freehold (TBC)

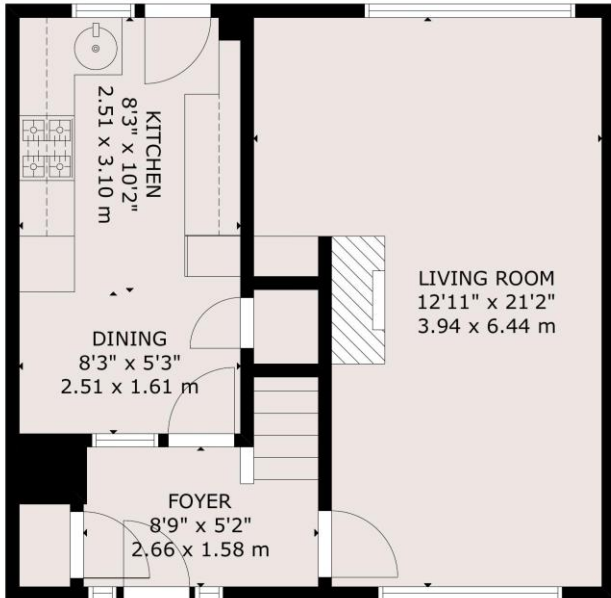
EPC: B

Council Tax Band: C

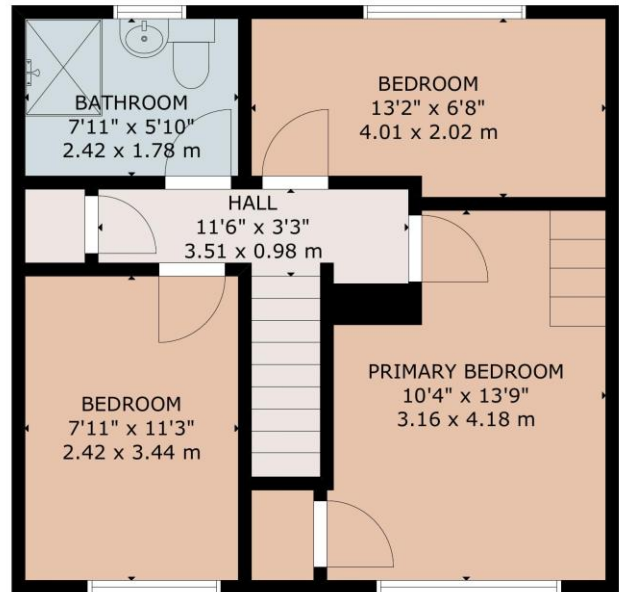
Total area (approx.): 908 sq ft



Waltwood Road, Llanmartin, Newport, Gwent, NP18 2EZ

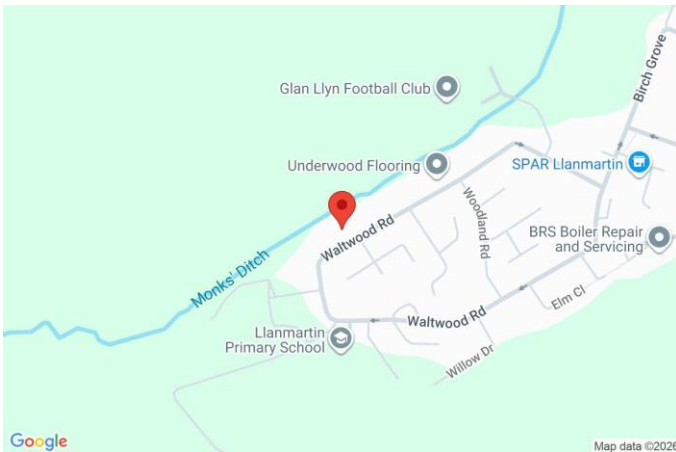


GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA
TOTAL: 85 m²/908 sq.ft
GROUND FLOOR: 43 m²/458 sq.ft, FIRST FLOOR: 42 m²/450 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



chambersestateagents.co.uk

Chambers
Estate Agents

35 Merthyr Road, Whitchurch,
Cardiff, CF14 1DB

info@chambersestateagents.co.uk
029 2052 2106

These particulars have been produced as a general guide for this property only and no other purpose. They are not an offer or contract. You should not rely on statements in these particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Neither any primary agent or joint agent has any authority to make or give any representations or warranties in relation to the property, and accordingly any information given is entirely without responsibility on the part of the agents or lessor(s). The photographs show only certain parts of the property as they appeared at the time they were taken. Any areas, measurements and distances given are approximate only. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained nor have any services, equipment or facilities been tested. A lessee should satisfy themselves by inspection or otherwise. The VAT position relating to the property may change without notice. Please contact us for further information regarding the approved Client Money Protection (CMP) scheme and the property redress scheme which we are a member of.