



39 Power Street

Asking Price Of £180,000

193 Caerleon Road, St Julians,  
Newport NP19 7HA  
E: [admin@bluestone-property.co.uk](mailto:admin@bluestone-property.co.uk)

## Property Features

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- THREE BEDROOM TERRACED HOUSE
- FOUR FLOORS
- PLENTY OF POTENTIAL
- NEWLY PLASTERED WALLS
- OUTHOUSE WITH GARAGE
- SOUGHT AFTER AREA
- CLOSE TO M4
- CLOSE TO NEWPORT CITY CENTRE
- CLOSE TO LOCAL AMENITIES
- BOOK YOUR VIEWING TODAY!

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## Full Description

Freehold

Energy Efficiency Rating TBC.

**DESCRIPTION** Spacious four-floor terraced house with plenty of space and potential for a family home. This sizable home offers three bedrooms, a kitchen/ diner, a loft room, and a large garage connected to an outhouse.

Located just a five-minute drive from Newport City Centre and from Junction 26 of the M4, this home is in a great location for access to lots of amenities. In addition to the larger amenities of the city centre, a range of local amenities are close by, including a convenience store, hair and beauty salons, and a selection of takeaway eateries. For those commuting to Cardiff or Bristol, the property has excellent links to the M4, and Newport Train Station is just a five-minute drive away.

To the rear of the property is a spacious garage/ outhouse with ethernet connection. The garage is connected to an outhouse that could be easily be converted into a workshop, tool shed, a storage room, or even an office space.

Internally, this spacious home offers plenty of space and



potential. Upon entering the house, you are greeted to the sizable living room. This room can easily fit a large corner sofa, coffee table, bookshelves, and a TV with a stand, ideal for relaxing with the family in the evening. The living room has also been fitted with custom glass shelves offering space for displays and books. Downstairs leads to the open-plan kitchen/ dining room. The kitchen features newly painted and plastered walls, ample base units, space for white goods, and space for a freestanding gas cooker. The kitchen also offers a lovely handmade breakfast bar. The kitchen also offers space for a dining table, giving you plenty of choice as to where you wish to eat. The downstairs floor also offers the bathroom, featuring a bath tub topped with an electric shower. This home offers three bedrooms; two doubles and one single. The master bedroom includes a built-in cupboard, and each bedroom offers ample space for wardrobes, bedside furniture and chests of drawers. The loft room offers a variety of choice on how you wish to use it; whether you need a "work from home space" or a kid's playroom. The majority of the rooms in this house offer convenient ethernet cable access via the distribution board.

The low-maintenance rear garden offers convenient access to the outhouse and garage. The garden also offers a small grass lawn adding a splash of colour. Behind the outhouse is a spacious low-maintenance area above the garage, convenient to gather friends around for a BBQ, or to sit and enjoy the sun.

Price: £180,000 (Asking Price Of)

Tenure: Freehold

EPC: TBC

Council Tax Band: C

LIVING ROOM 16' 6" x 23' 7" (5.03m x 7.19m)

DINING ROOM 14' 7" x 10' 0" (4.44m x 3.05m)

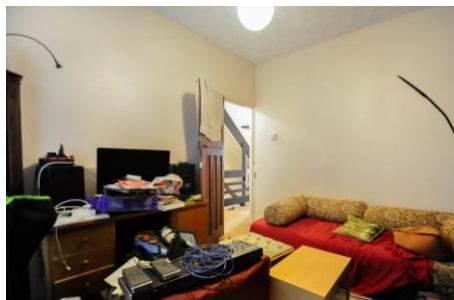
KITCHEN 10' 9" x 12' 0" (3.28m x 3.66m)

BATHROOM 5' 11" x 11' 4" (1.8m x 3.45m)

MASTER BEDROOM 11' 1" x 11' 11" (3.38m x 3.63m)

BEDROOM 9' 9" x 11' 4" (2.97m x 3.45m)



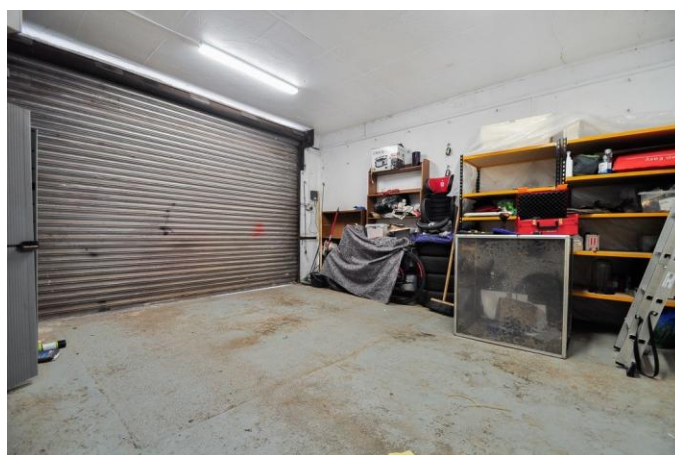


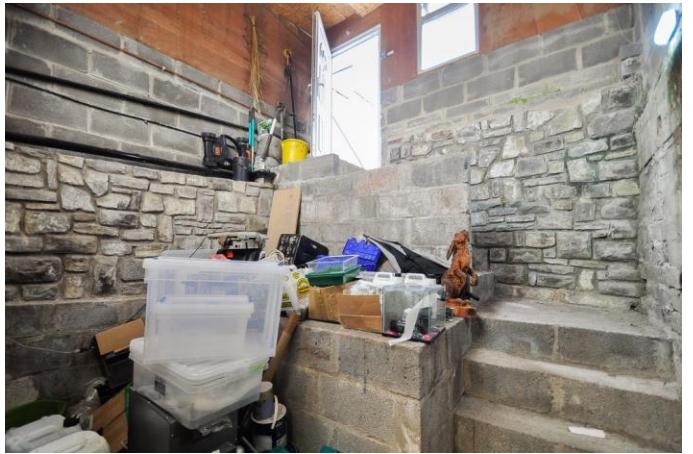
BEDROOM 6' 1" x 8' 3" (1.85m x 2.51m)

BATHROOM 4' 10" x 4' 1" (1.47m x 1.24m)

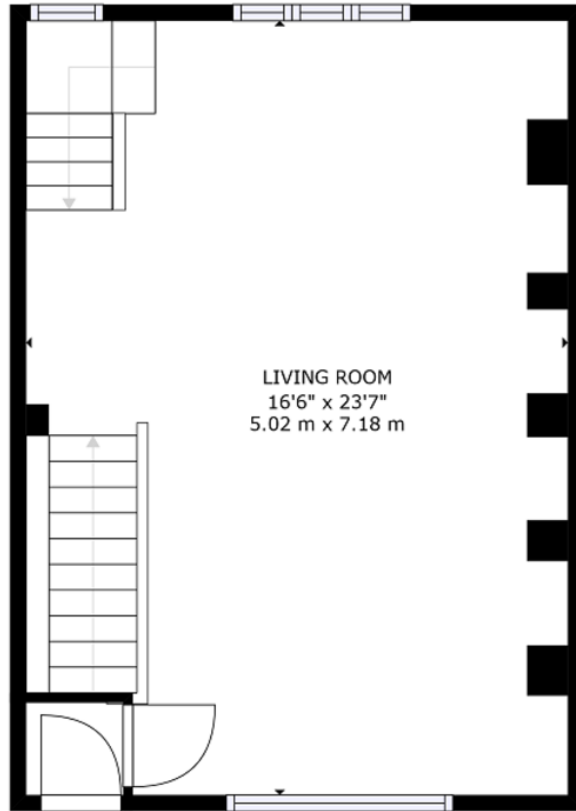
ATTIC ROOM 14' 11" x 10' 9" (4.55m x 3.28m)

CHECK OUT THE 3D VIRTUAL TOUR

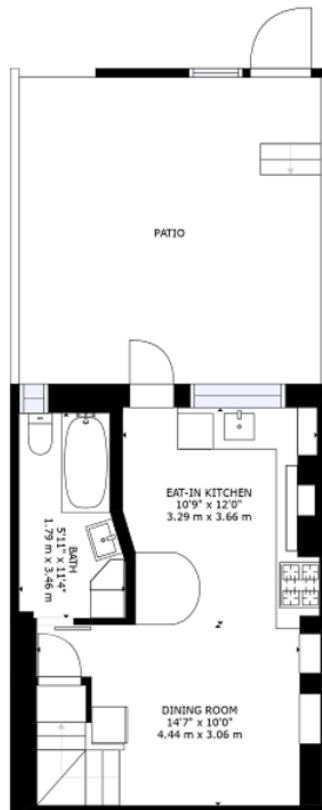




Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



GROSS INTERNAL AREA  
FLOOR 1: 356 sq. ft. 33 m<sup>2</sup>, FLOOR 2: 388 sq. ft. 36 m<sup>2</sup>  
FLOOR 3: 385 sq. ft. 36 m<sup>2</sup>, FLOOR 4: 117 sq. ft. 11 m<sup>2</sup>  
EXCLUDED AREAS: . PATIO: 265 sq. ft. 26 m<sup>2</sup>



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