



23 Riverside

Asking Price Of £155,000

193 Caerleon Road, St Julians,  
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## Property Features

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- THREE BEDROOM MID-TERRACE HOUSE
- IDEAL FIRST HOME
- RIVER VIEWS
- LOW-MAINTENANCE GARDEN
- OPEN PLAN LIVING/DINING ROOM
- CLOSE TO CITY CENTRE
- CLOSE TO LOCAL AMENITIES
- CLOSE TO THE M4
- CLOSE TO GLEBELANDS PARK
- BOOK YOUR VIEWING TODAY!

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## Full Description

Freehold

Energy Efficiency Rating C.

**DESCRIPTION** Fantastic home for a first-time buyer or a family in a great location by the riverside. This three-bedroom house is within walking distance of the city centre, local amenities, and Glebelands Park. The house features an open plan reception room, low-maintenance garden, and river views.

The property is in a great location for access to lots of amenities. Newport City Centre is a 15-minute walk away, and there are local amenities even closer including a Tesco Express, pharmacy, post office, hair and beauty salons, and takeaways. You can walk to Glebelands Park, perfect for taking the dog for a walk. For a young family, the well-regarded Glan Usk Primary school is also within walking distance so you can avoid the school run traffic. If you do need to drive anywhere, you can easily get to the M4 within five minutes at either Junctions 24 or 25.

The property looks out over the River Usk, of which views can be enjoyed from any of the windows at the front of the house. The house is decorated with neutral colours, allowing you to easily add your own touches to make it



your home. The open plan reception room is a great space which you can arrange to suit your lifestyle, and includes a gas fire which was installed in 2020, perfect for cosy nights in during the winter months. Whether you want living room and dining areas, or a 'work from home' area, there is plenty of space to arrange furniture as you wish. The reception room is bright with windows to both sides, including a bay window with river views to the front. The kitchen consists of freestanding units, including a sideboard and dresser, a kitchen sink unit, freestanding gas cooker, and spaces for a fridge freezer and washing machine. Upstairs there is one double bedroom and two single bedrooms. There is also a small room which is ideal for storage. The bathroom includes a full white Edwardian style suite, and a small towel rail with radiator. The bathroom also houses the boiler which was installed in 2021.

The garden features a small paved area next to the house, and a grass lawn that extends across the rest of the garden, perfect for the dog to run around or for the kids to play. The garden is enclosed with green painted fencing to the sides and a wall to the back.

Tenure: Freehold

Council Tax Band: C

EPC Rating: C









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