



9 Friars Road  
Newport NP20 4EZ

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A two-bedroom end-terrace home on Friars Road featuring off-road parking, period details, and great renovation potential. Located just half a mile from Newport railway station, it offers excellent transport links to Cardiff, Bristol, and London.

- Period End of Terrace
- In the Heart of Newport
- Two Double Bedrooms
- Two Spacious Reception Rooms
- Fully Fitted Kitchen
- Ideal Investment Property
- Courtyard
- Within a Short Walk of Amenities
- Excellent commuter links nearby

FOR SALE BY PRIVATE TREATY  
Guide of £310,000

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### DESCRIPTION

A two-bedroom traditional end terrace property set on Friars Road with off road parking and easily accessible amenities.

Comprising of a kitchen, two reception rooms, two double bedrooms and a family bathroom, the property provides an excellent canvas for purchasers to put their stamp on it with period features dotted throughout the property.

### SITUATION

9 Friars Road is located in a sought-after residential area of Newport, about half a mile from Newport railway station, offering easy access to major cities like Cardiff, Bristol, and further afield to London. The city centre is located a short 10-minute walk away, providing a wide variety of amenities, including shops, recreational spaces, educational institutions, and leisure options.

### ACCOMMODATION

The accommodation available at the property briefly comprises as follows;

#### Ground Floor

**Entrance Hallway** – with stair to first floor

**Cloakroom/WC** – With WC and wash hand basin

**Study/Snug (3.77m x 3.93m)** – with dual aspect windows with feature fireplace and woodburning stove;

**Living/Dining Room (3.57m x 7.20m)** – with dual aspect window and feature brick fireplace

**Kitchen (2.83m x 3.85m)** – with fitted base and wall units and integrated appliances

**Rear Hallway** – with access to courtyard

**Pantry/Utility**

#### First Floor

##### Landing

**Bedroom 1 (3.63m x 3.80m)**– a charming double sized bedroom with dual aspect windows;

**Bedroom 2 (3.76m x 3.38m)** – a further double bedroom with dual aspect windows;

**Family Bathroom** – with WC, pedestal sink and fitted bath with shower over

### OUTSIDE

The property benefits from an enclosed courtyard area with gated access. The courtyard is enclosed by traditional stone walls and laid with flagstones with gated access to Abbots Mews. There is an opportunity to create off-road parking subject to the necessary consents.

### TENURE

Freehold with vacant possession upon completion.

### RIGHTS OF WAY & EASEMENTS

The property is sold with any rights, easements or incidents of tenure which affect it.

### LOCAL AUTHORITY

The property lies under the jurisdiction of Newport City Council

Tel: 01633 656 656

### PLANNING

Interested parties are advised to make their own investigations with the local authority.

### SERVICES

The property benefit from mains water, electric, gas and drainage.

Interested parties are advised to make their own enquires with the relevant authorities to confirm services.

### BUSINESS RATES & COUNCIL TAX

Current council tax – Band D.

### VIEWING

Strictly by appointment with the sole Agents David James. Please contact our Magor Office on 01633 880 220 to book a viewing.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

### PLANS AND PARTICULARS

The sale plan has been prepared from the OS Map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No. 100003612. Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of David James or the vendor or his solicitor.

### WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC.

The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.





