



## Bryngwyn Road, offers in the region of £375,000

- Substantial and imposing three-storey semi-detached period residence
- One of Newport's most sought-after residential locations
- Generously proportioned accommodation
- Convenient position. Newport city centre is within easy reach
- Five bedrooms



 5  2  3



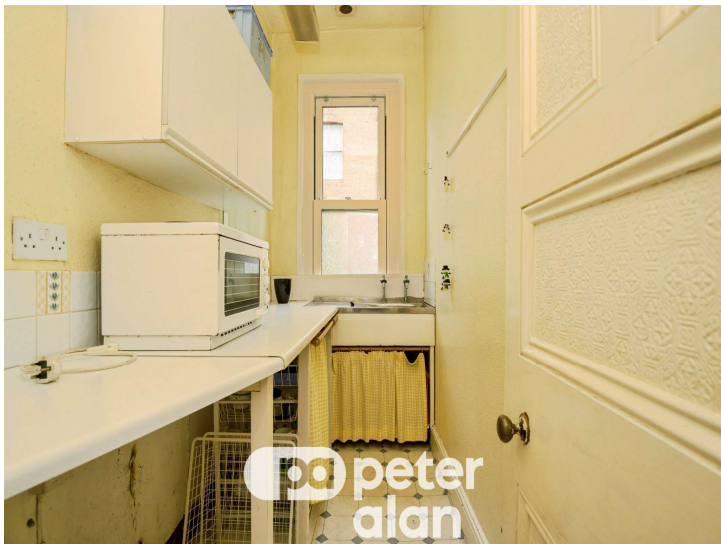
## About the property

An exceptional opportunity to acquire this substantial and imposing three-storey semi-detached residence, occupying a generous plot. Offering generous proportions, immense potential and the opportunity to create a truly exceptional family home, early viewing is highly recommended.

## Accommodation

### Location

Bryngwyn Road is a highly regarded residential address, celebrated for its attractive period homes and convenient position. Newport city centre is within easy reach, offering an excellent selection of shops, restaurants and leisure facilities. Superb transport links include easy access to the M4 motorway, providing straightforward commuting to Cardiff, Bristol and beyond, whilst regular bus and rail services are also readily available. The area is particularly well served by highly regarded schools, together with nearby parks and historic attractions, making this an ideal location for families.



**Entrance Porch**

**Hallway**

**Lounge**

16' 11" x 13' 8" ( 5.16m x 4.17m )

**Living Room**

16' 6" x 12' 9" ( 5.03m x 3.89m )

**Wet Room**

**Dining Room**

13' 4" x 12' 8" ( 4.06m x 3.86m )

**Kitchen**

15' 7" x 13' 5" ( 4.75m x 4.09m )

**First Floor**

**Wc**

**Utility Room**

**Second Floor**

**Kitchen/Living Room**

12' 10" x 8' 2" ( 3.91m x 2.49m )

**Bedroom Five**

12' x 11' 8" ( 3.66m x 3.56m )

**Outside**

## Floorplan



Total floor area 215.3 m<sup>2</sup> (2,317 sq.ft.) approx

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