



## Mellon Street, Newport

**offers in excess of £150,000**

- Well presented throughout
- Separate reception and dining rooms
- Ideal for first-time buyers or investors
- Close to local amenities and transport links
- EPC Rating: C



 3  1  2



## About the property

Well-maintained three-bedroom mid-terraced home offers spacious and versatile accommodation, making it an excellent choice for first-time buyers, families, or investors.

The property is in good condition throughout and briefly comprises an entrance hallway leading to a bright and comfortable reception room, perfect for relaxing. There is a separate dining room, ideal for family meals or entertaining, along with a fitted kitchen providing ample storage and workspace. Completing the ground floor is a convenient shower room.

To the first floor, the property offers three well-



## Accommodation

### Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.