



NEWPORT

Offers over **£180,000**



46 HAMILTON STREET

Newport NP19 0GT



Close to the M4 corridor
Ideal for small families
Tastefully decorated throughout



Located in the heart of Somerton, Newport, this charming three-bedroom mid-terraced home on Hamilton Street is an ideal choice for first-time buyers and small families. The property boasts a spacious and welcoming living area, a modern and well-equipped kitchen, and a stylish family bathroom. The three bedrooms provide ample space for growing families or those working from home.

Outside, the low-maintenance garden offers the perfect spot for relaxing or entertaining. Conveniently situated close to local amenities, well-regarded schools, and excellent transport links, this home ensures easy access to Newport city centre and beyond. With a blend of comfort, convenience, and character.



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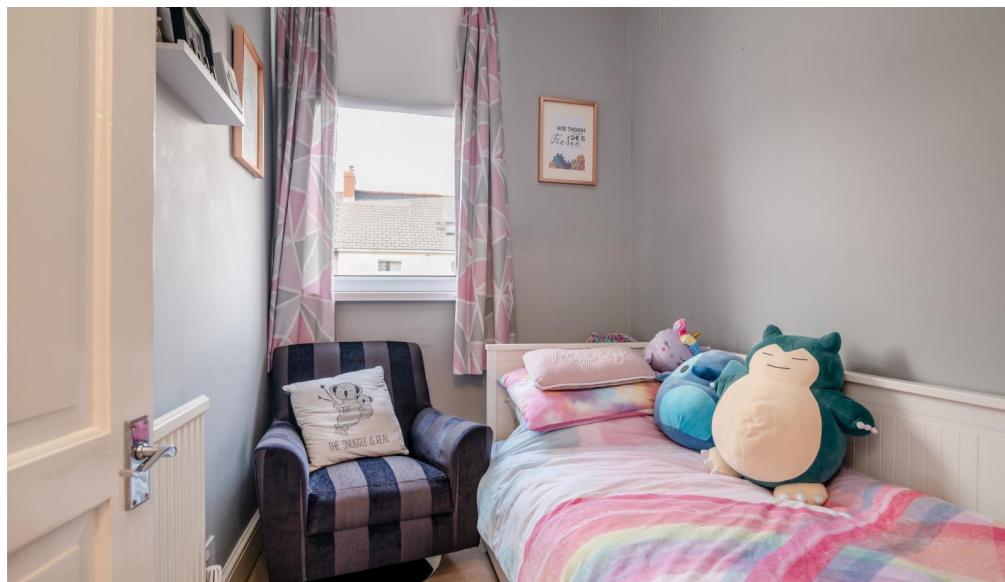


KEY FEATURES

- Three bedroom mid-terraced home
- Separate dining room
- Modern kitchen
- Ideal first time buy
- Close to local shops & amenities
- Low maintenance rear garden



STEP INSIDE



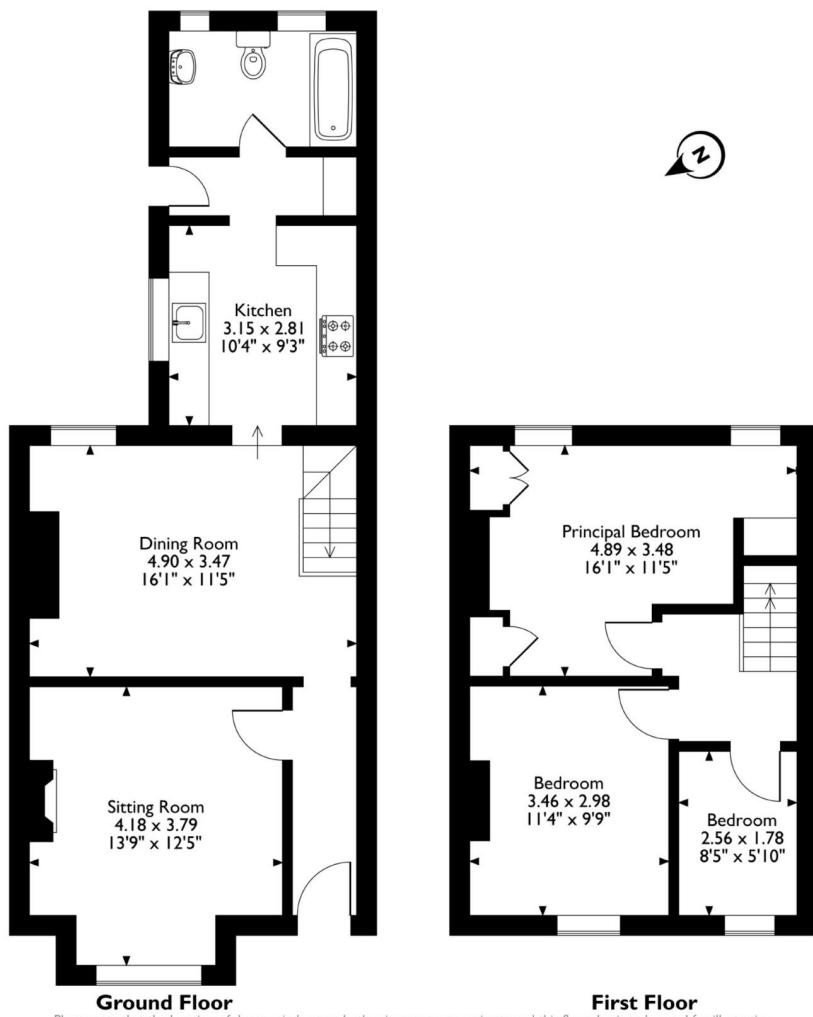
As you step through the front door of this charming mid-terraced home on Hamilton Street, you are welcomed into a bright entrance hall.

To the left, you'll find a spacious lounge, perfect for relaxing or entertaining guests.

Heading straight on, you enter the dining room, a versatile space ideal for family meals or social gatherings.

From here, you have access to the staircase leading to the first floor, as well as the well-appointed kitchen, offering ample storage and workspace. The kitchen also provides access to the rear garden, perfect for outdoor enjoyment, and leads to the conveniently located downstairs bathroom.

Approximate Gross Internal Area
89 Sq M/958 Sq Ft



Upstairs, the first-floor landing grants access to three bedrooms, offering comfortable living spaces for families or professionals.

With a practical layout and inviting atmosphere, this home is ready to be transformed into your perfect space.

STEP OUTSIDE



To the front of the property, you'll find a low-maintenance courtyard, providing a welcoming entrance with space for potted plants or decorative touches.

To the rear, the garden offers a fantastic outdoor space, featuring a patio area ideal for dining or entertaining. Beyond the patio, a well-kept lawn adds greenery and charm, leading to a decking area at the rear, perfect for relaxing in the warmer months. Whether you're hosting guests, enjoying family time, or simply unwinding, this garden provides a versatile outdoor retreat.

With a mix of practicality and style, it's the perfect complement to this lovely home.

INFORMATION

Postcode: NPI9 0GT

Tenure: Freehold

Tax Band: C

Heating: Gas

Drainage: Mains

EPC: TBC



DIRECTIONS

Head southeast on Coldra Roundabout exit onto The Coldra/B4237, continuing for 1.9 miles before turning left onto Somerton Road. At the roundabout, take the third exit onto Cromwell Road, then turn left onto Corporation Road. Continue on Corporation Road before taking a left onto Hamilton Street. Follow the road to the end, and the property will be located on the right-hand side.



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All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

