



**Lysaght Way**  
Newport, NP19 4AN

**Rental £1,100 Monthly**  
**3 Bedroom Townhouse**  
**Available Now**

Newport, 108 Lower Dock Road, Newport, , NP20 2AG  
Email: [info@paulfoshlettings.com](mailto:info@paulfoshlettings.com) | Tel: 01633 746800

Opening Times: Mon 08.45 - 17.30 | Tue 08.45 - 17.30 | Wed 08.45 - 17.30 | Thurs 08.45 - 17.30 | Fri 08.45 - 17.30 | Sat Closed | Sun Closed

- \* Unfurnished
- \* 3 Double Bedrooms
- \* Gas Central Heating
- \* Good Access to M4 East & West

\* \*\*\*MANAGED BY PAUL FOSH  
 LETTINGS\*\*\*  
 \* Garden area

\*

## Situation

Paul Fosh Lettings have the pleasure of presenting a modern 3 bedroom townhouse in the sought after area just off Corporation Road. Close to all local amenities, supermarkets and links to junction 24 and 28 of the M4 making it ideal for commuting. Well presented throughout the property . Comprising to the ground floor Entrance Hall, WC, Kitchen and Living/Dining Room.

On the first floor are 2 Double Bedrooms and a family Bathroom.

On the second floor is the Master Bedroom with En-Suite Shower Room.

Pet Friendly

Deposit £1200

Holding amount £252

Outside to the front are steps up to the front door with a single garage with parking nearby.

To the rear is a easily maintained garden with sandstone patio and various shrubs.

Gas Central Heating , UPVC double glazed windows throughout.

Energy Performance Rating - B Total floor area - 105 Square meters

Council Tax Band - D

## Directions

## Further Information

The deposit required is £1,200

## Accommodation

All measurements are approximate.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92- A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92- A		
(81-91) B		
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