



**Uphill Bungalow New Bryngwyn Road, Newbridge, , NP11 4NF**  
**Offers Over £255,000**

GUIDE PRICE - £275,000

GREATLY REDUCED\*\* \*\*DETACHED BUNGALOW IN SOUGHT AFTER LOCATION CLOSE TO TOWN CENTRE\*\*

Sage and Co are pleased to offer for sale this GOOD SIZE THREE BEDROOM DETACHED BUNGALOW in a MUCH SOUGHT AFTER LOCATION, close to local amenities including NEWBRIDGE COMPREHENSIVE SCHOOLS, LEISURE CENTRE and good road and rail links with NEWBRIDGE TRAIN STATION providing access to CARDIFF CITY CENTRE.

The property comprises entrance hallway, living room, sitting/dining room, fitted kitchen. THREE GOOD SIZED BEDROOMS, family shower room Further benefits include double glazing, central heating, gated access to, GARAGE AND DRIVEWAY and large lawned and patioed garden with mature shrubs and flower beds. This property is being offered for sale with NO ONWARD CHAIN and a viewing to appreciate the idyllic location is advised.

EPC RATING: D  
COUNCIL TAX BAND: D



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## ENTRANCE

Enter through an aluminium front door.

## ENTRANCE HALLWAY

Central heating radiator, access hatch to loft space, doors to;

## LOUNGE

12'2" x 11'6" (3.72 x 3.53)

Double glazed bay window to front, central heating radiator, coving to ceiling, door to;

## BEDROOM THREE

11'10" x 8'0" (3.63 x 2.45)

Double glazed window to front, central heating radiator.

## BEDROOM TWO

11'2" x 11'0" (3.42 x 3.37)

Double glazed window to rear, central heating radiator, fitted mirrored wardrobe.

## SHOWER ROOM

7'5" x 6'2" (2.27 x 1.88)

Obscured double glazed window to rear, tiled walls and floor, low level WC, vanity wash hand basin, double step in shower cubicle, central heating radiator,

## BEDROOM ONE

13'11" x 12'2" (4.26 x 3.72)

Double glazed window to front, central heating radiator, fitted bedroom furniture.

## SITTING ROOM

11'3" x 11'0" (3.45 x 3.37)

Double glazed patio door to side, central heating radiator, feature fireplace with electric fire.

## KITCHEN

11'3" x 5'6" (3.45 x 1.70)

Fitted with a range of wall and base units, roll edge work surfaces, inset stainless steel sink unit with mixer tap over, integrated electric hob and oven, integrated fridge, double glazed window to rear, aluminium door to rear.

## GARAGE

26'2" x 6'6" (8 x 2)

Wall mounted combi boiler, plumbing for washing machine.

## OUTSIDE


FRONT: Gated driveway for three cars.

SIDE: Lawned garden with greenhouse, gated patio with steps to rear entrance

REAR: Good sized patio area

## TENURE

Vendor advises freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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