



29 Lon Rhymni, Gellihaf, Blackwood, NP12 2QZ
Asking Price £189,500

****NEARLY NEW SEMI DETACHED** **IDEAL FIRST TIME BUY ON THIS NEW DEVELOPMENT****

Sage and Co are pleased to offer FOR SALE this FABULOUS TWO BED SEMI DETACHED property set on this popular development close to local amenities including schools, local shops and good road and rail links.

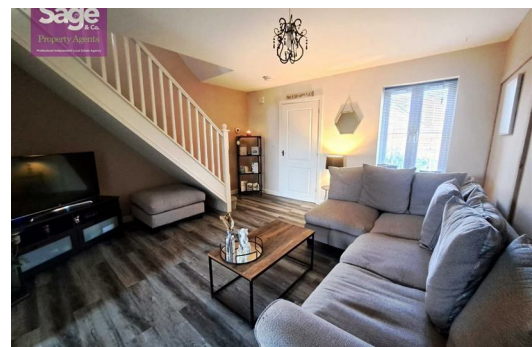
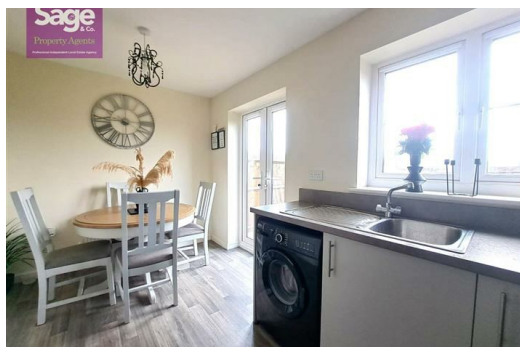
This property is tucked away at the end of a small cul de sac and offers OFF ROAD PARKING FOR TWO VEHICLES.

The entrance porch leads to a ground floor WC, with the spacious living room leading to a good size KITCHEN/DINER which overlooks the lawned rear garden.

This development is in a sought after location and a viewing is highly advised.

BOOK TODAY NOT TO MISS OUT!!

EPC RATING: B
COUNCIL TAX BAND: C



70 Tredgar Street Risca NP11 6BW
Telephone: 01633 838888 **Email:** risca@sageandco.co.uk

ENTRANCE

Enter through a composite front door

PORCH

Central heating radiator, doors to;

GROUND FLOOR WC

Close coupled WC, pedestal wash hand basin, central heating radiator, obscured glass double glazed window to front.

LIVING ROOM

13'8" x 13'9" (4.17 x 4.21)

Double glazed window to front, two central heating radiators, stairs to first floor, laminate flooring.

KITCHEN/DINER

10'9" x 7'9" (3.28 x 2.38)

Range of base and wall units, rolled edge work surface, inset stainless steel sink unit with mixer tap over, integrated gas hob and oven, plumbing for automatic washing machine, space for fridge freezer, central heating radiator, double glazed window to front, 'French' doors to rear.

STAIRS TO FIRST FLOOR LANDING

Double glazed window to side, central heating radiator, storage cupboard.

BEDROOM ONE

10'2" x 7'6" (3.12 x 2.30)

Double glazed window to the front, central heating radiator, door to large storage cupboard/built in wardrobe.

BEDROOM TWO

12'0" x 7'2" (3.68 x 2.19)

Double glazed window to the rear, central heating radiator.

FAMILY BATHROOM

6'3" x 6'1" approx (1.92 x 1.87 approx)

Panelled bath, hand held shower and taps over, low level WC, pedestal wash hand basin, central heating radiator, obscure double glazed window to the rear,

OUTSIDE

FRONT: Low maintenance front garden laid with Cotswold Stone

SIDE: Driveway for two vehicles with gated access to rear.

REAR: Patio area leading to level lawn

TENURE

We have been advised freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			97
(92 plus) A			
(81-91) B		83	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

