



22 Tribute Avenue, Cwmcarn, , NP11 7EQ
Asking Price £180,000

****SPACIOUS SEMI DETACHED WITH FABULOUS VIEWS****

Sage and Co are pleased to offer FOR SALE this THREE BED SEMI DETACHED PROPERTY set in the popular village of CWMCARN, close to local amenities including schools, local shops with good road links and a short walk from the fabulous CWMCARN FOREST DRIVE.

The property benefits from a cosy living room with DUAL ASPECT WOOD BURNER through to the SPACIOUS KITCHEN/DINING ROOM.

To the first floor are THREE BEDROOMS and a MODERN FAMILY BATHROOM.

Further benefits include gas central heating and good size front and rear gardens.

A viewing of this property is highly advised, book your appointment today not to be disappointed.

EPC:D

COUNCIL TAX BAND: B

TENURE: FREEHOLD



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

ENTRANCE

Enter through a double glazed front door.

ENTRANCE PORCH

Stairs to the first floor, doors to:

LIVING ROOM

11'9" x 9'5" (3.60 x 2.88)

Double glazed window to the front, dual aspect log burner, hard wood floor. open to:

KITCHEN/DINER

21'7" x 8'7" (6.59 x 2.64)

Shaker style kitchen with a range of base and wall units square edge work surface, inset polycarbonate sink unit, mixer tap over, space for gas cooker, space for dishwasher, space for American style fridge freezer. Two double glazed windows to the rear, central heating radiator, slate hearth.

REAR PORCH

Double glazed door to the rear, utility cupboard.

GROUND FLOOR WC

Low level WC, wash hand basin.

STAIRS TO THE FIRST FLOOR - LANDING

Loft access, wall mounted combi boiler, doors to:

BEDROOM ONE

12'0" x 9'6" (3.68 x 2.90)

Double glazed window to the front, fitted wardrobes, central heating radiator. hardwood flooring.

BEDROOM TWO

9'9" x 12'9" (2.99 x 3.90)

Double glazed window to the rear, central heating radiator, laminate flooring.

BEDROOM THREE

6'3" x 11'6" (1.92 x 3.52)

Double glazed window to the front, central heating radiator.

FAMILY BATHROOM

5'5" x 8'6" (1.66 x 2.60)

Step in shower cubicle, freestanding bath with centre taps, close coupled WC, vanity wash hand basin, obscure double glazed window to the rear, central heating radiator, spot lighting, walls and floor tiled in ceramics.

OUTSIDE

FRONT: Steps to level lawn and front door.

SIDE: Pedestrian gated access to rear.

REAR: Steps to tiered rear garden laid to lawn

TENURE

Vendor advises Freehold

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 84 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | 66 |
| (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 | |

