



23 Bernard Street, Cwmcarn, , NP11 7EE
Offers Over £199,000

**** STONE FRONTED FAMILY HOME IN POPULAR LOCATION****
*******NEW PRICE*******

Sage and Co are pleased to offer FOR SALE this SEMI DETACHED PROPERTY set in the village of Cwmcarn close to local amenities including Primary School, local shops and a short walk from the fabulous CWMCARN FOREST DRIVE. The property offers TWO SITTING ROOMS, FAMILY BATHROOM AND ENSUITE SHOWER ROOM as well as offering fabulous views front the rear.

Book your viewing today not to miss out

EPC RATING: TBC
COUNCIL TAX BAND: C



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

ENTRANCE

Enter through a double glazed front door.

ENTRANCE HALLWAY

Central heating radiator, stairs to the first floor, under stairs storage cupboard, door to

LIVING ROOM

11'9" x 15'8" (3.59 x 4.80)

Two double glazed windows to the rear, two central heating radiators, feature open fireplace with stone hearth, double doors leading to:

DINING ROOM

10'0" to chimney breast x 13'10" to bay approx (3.05 to chimney breast x 4.22 to bay approx)

Double glazed window to the front, central heating radiator, fireplace with stone hearth.

KITCHEN

10'11" x 10'2" (3.33 x 3.10)

A range of base and wall units, rolled edge work surface, inset stainless steel sink unit with mixer tap over, integrated gas hob and electric oven, plumbing for automatic washing machine, space for fridge/freezer, wall mounted combi boiler, double glazed window to the side.

INNER PORCH/UTILITY

Space for tumble dryer, double glazed door to the rear, door to:

FAMILY BATHROOM

Panelled bath with mixer tap and shower over, low level WC, pedestal wash hand basin, central heating radiator, obscure double glazed window to the rear.

STAIRS TO THE FIRST FLOOR - LANDING

Loft access, doors to:

BEDROOM ONE

10'11" x 10'7" (3.34 x 3.23)

Double glazed window to the front, central heating radiator, large storage/wardrobe space.

ENSUITE SHOWER ROOM

Corner shower cubicle, low level WC, pedestal wash hand basin, central heating radiator, double glazed window to the front.

BEDROOM TWO

7'3" x 10'11" (2.23 x 3.34)

Double glazed window to the rear, central heating radiator.

BEDROOM THREE

7'11" x 7'10" (2.43 x 2.41)

Double glazed window to the rear, central heating radiator.

OUTSIDE

FRONT: Forecourt to front.

SIDE: Pedestrian access to rear.

REAR: Patio area with steps leading down to uncultivated garden

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			55
(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	

