



20 Islwyn Street, Cwmfelinfach, Ynysddu, NP11 7HA
£174,995

****Beautifully Presented Three Bedroom Mid-Terraced House in Islwyn Street, Cwmfelinfach!****

We are excited to present this stunning THREE bedroom MID-TERRACED house that is perfect for FIRST TIME BUYERS or those seeking a stylish, modern home. Located in the desirable area of Islwyn Street, Cwmfelinfach, this property is a must-see.

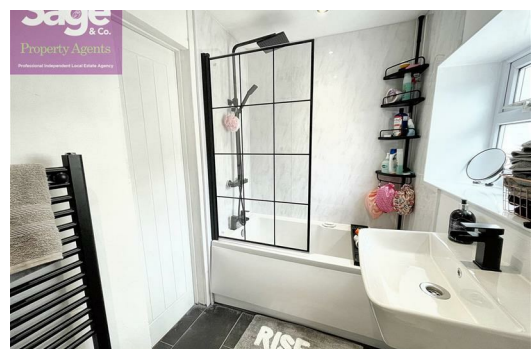
As you enter the house, you are greeted by a SPACIOUS OPEN PLAN LOUNGE/ DINER with double French doors leading to the LOW MAINTENANCE REAR GARDEN. The lounge is perfect for relaxing and entertaining guests. The MODERN FITTED KITCHEN boasts stylish integrated appliances and is perfect for preparing meals for family and friends.

This property comprises of TWO DOUBLE BEDROOMS, ONE SINGLE ROOM and a STYLISH three-piece suite BATHROOM. Also available is a spacious LOFT ROOM, ideal for use as an office space or an additional storage area.

Additionally, this property benefits from a DOUBLE GARAGE to the rear. Plus, there is NO ONWARD CHAIN and the property is located in close proximity to nearby TRANSPORT LINKS and other AMENITIES.

Don't miss out on this opportunity to own a modern and stylish home in a desirable location.

TENURE: FREEOLD
EPC RATING: D



70 Tredgar Street Risca NP11 6BW
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ENTRANCE PORCH

Entrance porch with double glazed PVC front door. Access to electrical consumer unit.

LOUNGE

15'0" x 21'11" (4.58 x 6.69)

Open plan Lounge/ Diner. Access off from entrance porch. Double glazed PVC windows to front aspect along with French Doors to rear garden. Two separate twin gas central heating radiators. Under stair storage cupboard available. Stairway open to first floor and access to kitchen.

KITCHEN

11'1" x 8'4" (3.40 x 2.55)

Modern fitted kitchen with integrated fridge/ freezer and dish washer. Black electric ceramic hob with electric oven and circulation fan. White kitchen cupboards with wood effect counter tops, complimented with a stainless steel silver sink unit. Double glazed window to side aspect. Twin central heating radiator. Access to lower level bathroom.

BATHROOM

8'4" x 4'3" (2.55 x 1.32)

Three piece bathroom suite with over head mains shower. Matt black finish towel rail central heating radiator. Double glazed PVC window to rear aspect.

FIRST FLOOR LANDING

Access to all bedrooms leading on from landing. Storage cupboard over stairway. Double glazed PVC window to rear aspect of dwelling.

MASTER BEDROOM

10'0" x 10'4" (3.06 x 3.15)

Double bedroom offering double glazed window to rear aspect and twin central heating radiator.

BEDROOM TWO

8'6" x 11'2" (2.60 x 3.41)

Double bedroom with double glazed PVC window to front aspect. Single central heating radiator. Access to stairway leading to loft space.

BEDROOM THREE

Single bedroom with double glazed PVC window to front aspect. Single central heating radiator.

LOFT SPACE

Access from second bedroom via independent stairway, Velux window to rear aspect. Under eaves storage space. Room ideal for multi-functional usage.

REAR GARDEN

Low maintenance rear garden with access to rear double garage space. Split patio and stoned area.

DOUBLE GARAGE

Double garage with electric rolling door and access from rear lane. Electric present. Double glazed PVC window and door providing access from rear garden.

TENURE

FREEHOLD

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(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			89
(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	

