



121 Pen-Y-Caeau Court, Newbridge, , NP11 5LZ
Guide Price £130,000

****GUIDE PRICE £130,000 TO £140,000** SPACIOUS FAMILY HOME IN QUIET CUL DE SAC LOCATION**

Sage and Co are delighted to offer FOR SALE this WELL PRESENTED END TERRACE PROPERTY set in a quiet cul de sac location on the outskirts of Newbridge Town Centre close to local schools, leisure centre and train station with direct access to Cardiff City Centre. The property offers to the ground floor TWO RECEPTION ROOMS, SPACIOUS KITCHEN and a ground floor WC with rear porch and large storage cupboard. To the first floor are THREE BEDROOMS and a MODERN FAMILY SHOWER ROOM.

This property is being sold with NO ONWARD CHAIN and would ideally suit a FIRST TIME BUYER. BOOK YOUR APPOINTMENT TO DDAY NOT TO MISS OUT!!
EPC RATING: TBC
COUNCIL TAX BAND: C



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

ENTRANCE

Enter through a double glazed front door with matching glass side panels.

DINING ROOM

8'2" x 11'6" (2.51 x 3.52)

Central heating radiator, part glazed door through to:

LIVING ROOM

10'9" x 11'6" (3.29 x 3.53)

Double glazed patio doors to the front, central heating radiator, feature fireplace with gas fire.

KITCHEN

8'9" x 11'2" (2.68 x 3.42)

Cottage style kitchen with a range of base and wall units, rolled edge work surface, inset polycarbonate sink unit with mixer tap over, space for gas cooker, plumbing for automatic washing machine, space for fridge freezer, central heating radiator, double glazed window to the rear.

INNER HALLWAY

Under stairs storage cupboard, central heating radiator, stairs to the first floor, doors to large storage cupboard, double glazed door to the rear porch.

GROUND FLOOR WC

Low level WC, corner sink unit, obscure window to the rear.

OUTER PORCH

Double glazed door and window to the rear.

STAIRS TO THE FIRST FLOOR - LANDING

Loft access, airing cupboard housing combi boiler, doors to:

BEDROOM ONE

11'5" x 11'8" (3.49 x 3.58)

Double glazed window to the rear, central heating radiator.

BEDROOM TWO

8'9" x 13'1" max 8'3" min (2.67 x 4.01 max 2.53 min)

Double glazed window to the front, central heating radiator.

BEDROOM THREE

9'1" x 7'11" (2.78 x 2.42)

Double glazed window to the front, central heating radiator.

FAMILY SHOWER ROOM

5'9" x 7'11" (1.77 x 2.43)

Double step in shower cubicle, low level WC, wall mounted wash hand basin, chrome towel rail, obscure double glazed window to the rear.

OUTSIDE

FRONT: Good size patio area with low maintenance garden and gated access to footpath.

REAR: Enclosed rear garden laid to patio with large storage shed and gated access to rear.

TENURE

We have been advised freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(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			
(82 plus) A			82
(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	

