



1 Stanley Street, Cwmfelinfach, Ynysddu, NP11 7HF
Guide Price £150,000

GUIDE PRICE - £150,000 TO £160,000

****SPACIOUS FAMILY HOME IN SOUGHT AFTER LOCATION** NO ONWARD CHAIN****

Sage and Co are pleased to offer FOR SALE this DOUBLE FRONTED MID TERRACE PROPERTY set in the village of Cwmfelinfach close to local amenities including school, doctors surgery and major road links with the Sirhowy Valley Walk and Ynys Hywel Country Park a short walk away.

This property offers TWO SITTING ROOMS, THREE BEDROOMS and a SPACIOUS KITCHEN/DINER and would make an ideal family home.

Further benefits include double glazing and a NEW CENTRAL HEATING system.

The property is in need of some upgrading and a viewing is highly advised to appreciate its size and potential.

Book your viewing today not to be disappointed.

EPC RATING: D

COUNCIL TAX BAND: B



70 Tredgar 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, under stairs storage and stairs to first floor

LIVING/DINING ROOM

19'7" x 8'9" (5.99 x 2.67)

Double glazed window to front and side, double glazed 'French' doors to the rear. Feature fireplace, central heating radiator

KITCHEN/BREAKFAST ROOM

10'0" x 18'0" (3.05 x 5.51)

A range of base and wall units, rolled edge work surface, breakfast bar, stainless steel sink unit with mixer tap over. Integrated gas hob and electric oven, plumbing for automatic washing machine, space for fridge freezer, central heating radiator, Double glazed window to side, double glazed 'French' doors to rear. tiled floors.

SECOND SITTING ROOM

12'7" x 10'8" (3.86 x 3.26)

Double glazed window to rear, central heating radiator. Feature fireplace.

STAIRS TO THE FIRST FLOOR - LANDING

Split landing with double glazed window to front. Loft access and doors to -

BEDROOM ONE

11'10" x 10'8" to wardrobes (3.62 x 3.27 to wardrobes)

Double glazed window to front, central heating radiator. Fitted wardrobes.

BEDROOM TWO

7'4" x 12'7" (2.24 x 3.84)

Double glazed window to front, central heating radiator. Fitted wardrobe

BEDROOM THREE

10'4" x 12'7" (3.17 x 3.84)

Double glazed window to rear, central heating radiator. Airing cupboard housing a combi boiler

FAMILY BATHROOM

6'4" x 7'3" (1.95 x 2.23)

Double step in shower cubicle. Low level W.C. Pedestal wash hand basin, Obscured double glazed window to side, chrome towel rail

OUTSIDE

FRONT - Forecourt to front

REAR - Good sized rear garden. Gated access to the lane. Green house and o/s tap and W.C.

TENURE

We have been advised freehold.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		60	
(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	

