



97 Woodside Drive, Newbridge, , NP11 4NP
Guide Price £210,000

**** REDUCED TO A GUIDE PRICE £210,000 TO £220,000****
****WELL PRESENTED FAMILY HOME CLOSE TO LOCAL AMENITIES****

Sage and Co are pleased to offer FOR SALE this SEMI DETACHED PROPERTY situated in Newbridge close to schools, leisure centre and TRAIN STATION. The property comprises SPACIOUS LIVING ROOM with KITCHEN/DINER overlooking the rear garden and ground floor WC. To the first floor are THREE BEDROOMS, the master benefiting from an ENSUITE SHOWER ROOM and family bathroom. Further benefits include DOUBLE DRIVEWAY and low maintenance rear garden. This property must be viewed to appreciate and is one not to be missed.
COUNCIL TAX BAND: TBC
EPC RATING: C



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ENTRANCE

Enter through a double glazed front door.,

ENTRANCE PORCH

Central heating radiator, doors to:

GROUND FLOOR WC

Low level WC, pedestal wash hand basin, central heating radiator, obscure double glazed window to the front, laminate floor.

LIVING ROOM

17'0" x 15'1" (5.19 x 4.60)

Double glazed widow to the front, central heating radiator, laminate flooring, stairs to the first floor, modern fire and surround.

KITCHEN/DINER

9'0" x 14'11" (2.75 x 4.57)

A range of base and wall units, rolled edge work surface, integrated gas hob and electric oven, inset stainless steel sink unit with mixer tap over, space for an "American" fridge/freezer, cupboard housing newly installed combi boiler (January 2020), tiled splashback, double glazed window and "French" doors to the rear, under stairs storage cupboard, central heating radiator, laminate flooring.

STAIRS TO THE FIRST FLOOR - LANDING

Loft access, airing cupboard, doors to:

BEDROOM ONE

8'5" x 11'5" (2.59 x 3.48)

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

ENSUITE SHOWER ROOM

Modern step in shower cubicle with rain shower, low level WC, pedestal wash hand basin, obscure double glazed window to the side, central heating radiator, modern tiling to the walls and floor.

BEDROOM TWO

10'1" x 8'5" (3.09 x 2.58)

Double glazed window to the rear, fitted wardrobes, central heating radiator.

BEDROOM THREE

8'9" x 6'4" (2.69 x 1.95)

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

FAMILY BATHROOM

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

OUTSIDE

FRONT: Low maintenance area to front.

REAR: Decked rear garden with steps down to further area (with

ample storage space underneath) and gated access to side..
DRIVEWAY: Parking for two vehicles with access to rear garden

