



**Sage**  
& Co.  
Property Agents

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Professional Independent Local Estate Agency



**8 Schooner Close, Newport, NP10 8EZ**  
**Guide Price £205,000**

**\*\*FABULOUS TWO BED PROPERTY IN POPULAR LOCATION\*\***

**\*\*GUIDE PRICE - £205,000-£210,000\*\***

Sage and Co are pleased to present FOR SALE this TWO BEDROOM END TERRACE property situated in a quiet cul de sac close to local amenities and offering good transport links to the A467 and M4 and the City centre.

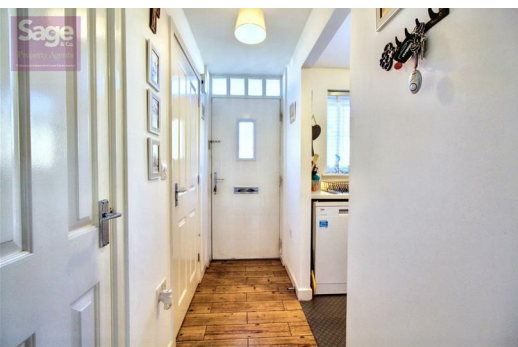
Inside, the property offers to the ground floor, FITTED KITCHEN and ground floor WC with a COSY LIVING ROOM which overlooks the rear garden. To the first floor are TWO BEDROOMS and a family bathroom.

The rear garden is accessed through "French" doors from the living room and offers a good size level lawned area with gated access to the SINGLE GARAGE and DRIVEWAY

**THIS IS OE NOT TO BE MISSED !**

EPC RATING: TBC

COUNCIL TAX BAND: D



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ENTRANCE

Enter through a composite front door

ENTRANCE HALLWAY

Wood floor, storage cupboard, doors to:

GROUND FLOOR WC

Low level wc with space saving sink over, obscured double glazed window to the front, central heating radiator

KITCHEN

6'6" x 8'1" (1.99 x 2.48)

Fitted with 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, space for fridge freezer, plumbing for automatic washing machine, wall mounted boiler, double glazed window to the front.

LIVING ROOM DINING ROOM

14'10" x 12'11" (4.54 x 3.95)

Double glazed "French" door to the rear, central heating radiator, stairs to first floor.

STAIRS TO FIRST FLOOR-LANDING

Loft access, doors to

BEDROOM ONE

8'0" x 12'10" (2.45 x 3.93)

Two double glazed windows to the front, central heating radiator

BEDROOM TWO

8'1" x 12'11" (2.48 x 3.95)

Double glazed window to the rear, central heating radiator, cupboard housing hot water tank.

FAMILY BATHROOM

6'5" x 6'5" (1.96 x 1.96)

Panelled bath with mixer tap and shower over. low level WC, vanity wash hand basin with cupboards under, central heating radiator.

OUTSIDE

FRONT- Low level maintenance front garden  
REAR- Good size garden with gated access leading to garage and driveway.  
GARAGE: Single garage with up and over door, driveway for two vehicles.

TENURE

We have been advised freehold

