



**1 Newport Road, Cwmcarn, , NP11 7NE**  
**Guide Price £170,000**

**\*\* THREE BEDROOM, SEMI-DETACHED HOME IN THE HEART OF CWMCARN \*\***

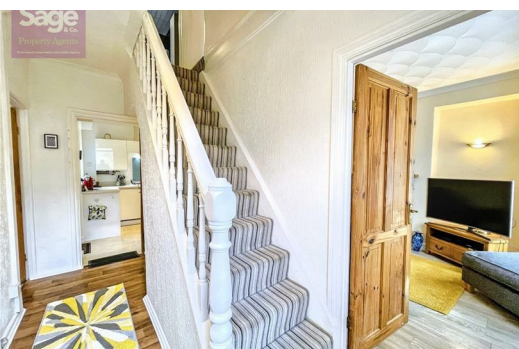
**\*\*GUIDE PRICE £170,000 - £175,000\*\***

This charming three-bedroom semi-detached family home presents an excellent opportunity for first-time buyers seeking a comfortable and spacious living environment. The property boasts two inviting bay-fronted reception rooms, perfect for both relaxation and entertaining guests. The property has a modern fitted integrated kitchen with a high gloss finish, To the first floor the property provides three ample sized bedrooms plus a modern fitted bathroom, Outside, the front garden has spacious decking which has mountain views creating a serene backdrop. The location is particularly advantageous, with local transport links conveniently close by. Additionally, a variety of local amenities are within easy reach, and for those who enjoy the great outdoors, the property is situated on the doorstep of Cwmcarn Forest Drive, providing endless opportunities for walking, cycling, and exploring the natural beauty of the area. Furthermore, the short commute to the M4 motorway allows for easy access to both Cardiff and Bristol, making this home ideal for professionals and families alike.

In summary, this semi-detached house on Newport Road is a wonderful blend of modern living and accessibility, making it a perfect choice for anyone looking to settle in a vibrant community.

EPC- TBC

Council Tax- B (Caerphilly)



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ENTRANCE HALL

Access via glazed wooden front door. Leads to family lounge, dining room, kitchen. Stairs to first floor landing. Under stair storage cupboard.

LOUNGE

11'10" x 9'5" (3.61 x 2.88)

Bay fronted lounge with inset gas fire place to chimney breast. PVC French doors to front garden. Double glazed PVC windows to bay.

RECEPTION/DINING ROOM

11'11" x 10'9" (3.64 x 3.28)

Bay fronted reception/ dining room with inbuilt bench. Storage into chimney breast. Single central heating radiator. PVC front aspect, double glazed windows.

KITCHEN

15'3" x 8'3" (4.65 x 2.52)

High and low base unit storage, high gloss finish. Porcelain sink and drainer. Five ring gas hob, electric oven, integrated fridge/freezer, washing machine and dish washer. Tiled splash back surround. Gas combi boiler into cupboard. Wooden door to rear garden with double glazing and PVC double glazed window to side aspect.

FIRST FLOOR LANDING

Split level landing providing access to all bedrooms and family bathroom.

BEDROOM ONE

14'3" x 11'11" (4.36 x 3.64 )

Master double bedroom to front aspect. Double glazed PVC window. Twin central heating radiator.

BEDROOM TWO

10'2" x 11'11" (3.11 x 3.65)

Double bedroom to front aspect with double glazed PVC window. Single central heating radiator. Storage over stairway.

BEDROOM THREE

8'7" x 8'9" (2.63 x 2.69)

Double bedroom to rear aspect with double glazed PVC window. Twin central heating radiator.

BATHROOM

5'11" x 8'5" (1.82 x 2.57)

Walk in shower suite. Sink with base storage unit and low level WC. Chrome towel radiator and twin radiator. Side aspect obscure double glazed window. Extractor fan to ceiling.

OUTSIDE

FRONT: Steps to front door leading from street walkway. Decked forecourt area with views of mountains. Side access. Shrubs to boundaries.  
REAR: Concrete patio area with side gated access. Steps to tiered rear garden. Two coal stores.

TENURE

We are advised that this property is FREEHOLD.

