



19 Nantcarn Road, Cwmcarn, Newport, NP11 7EU
Asking Price £170,000

****FAMILY HOME IN POPULAR LOCATION** **NO ONWARD CHAIN****

Nestled on Nantcarn Road in the charming area of Cwmcarn, this delightful MID TERRACE PROPERTY offers a perfect blend of comfort and convenience. With THREE BEDROOMS, this property is ideal for families or those seeking extra space. The SPACIOUS RECENTLY FITTED BATHROOM adds a modern touch, ensuring that your daily routines are both stylish and practical.

The heart of the home is undoubtedly the SPACIOUS LIVING/DINING ROOM which provides an inviting atmosphere for relaxation and entertaining. One of the standout features of this property is its proximity to the stunning CWMCARN FOREST DRIVE. This nearby natural haven offers a wealth of outdoor activities, making it an excellent choice for nature enthusiasts and those who enjoy leisurely walks in picturesque surroundings.

Further benefits to this property include a recently fitted NEW ROOF and garage to the rear.

In summary, this mid-terrace property on Nantcarn Road presents an excellent opportunity for anyone looking to settle in a welcoming community, with ample living space and easy access to beautiful outdoor areas. This property is being offered with NO CHAIN, book your viewing today not to miss out!

COUNCIL TAX BAND: B
EPC RATING: C



70 Tredegar Street Risca NP11 6BW

Telephone: 01633 838888 **Email:** risca@sageandco.co.uk

www.sageandco.co.uk

ENTRANCE

Enter through a partially double glazed front door

ENTRANCE HALLWAY

Radiator, dado rail, coved ceiling, stairs to first floor.

LIVING/DINING ROOM

23'11" x 11'4" (7.31 x 3.46)

Double glazed "French" doors to rear, double glazed patio doors to the front. Multi fuel stove with slate hearth, two radiators, under stairs storage cupboard.

KITCHEN

9'1" x 11'4" (2.79 x 3.46)

A range of high gloss base and wall units, rolled edged work surfaces, inset stainless steel sink unit with mixer tap over. Space for range cooker, larder cupboard, space for fridge/freezer, plumbing for automatic washing machine, or dishwasher. Wall mounted combi boiler, double glazed window to side, double glazed door to rear.

STAIRS TO FIRST FLOOR - LANDING

Radiator, doors to:-

BEDROOM ONE

12'9" x 8'11" (3.90 x 2.73)

Double glazed window to front, radiator.

BEDROOM TWO

10'2" x 10'10" (3.12 x 3.32)

Double glazed window to rear, radiator, loft access.

BEDROOM THREE

5'8" x 9'11" (1.74 x 3.04)

Double glazed window to front, radiator.

BATHROOM

9'3" x 10'8" (2.82 x 3.27)

Recently installed modern family bathroom comprising of a panelled bath with mixer tap and hand held shower over. vanity wash hand basin with larger than average sink, close coupled WC, shower cubicle, modern column radiator, two obscured glass widows to rear.

OUTSIDE

FRONT - Steps to forecourt to front.

REAR: Courtyard to rear with brick built shed/utility room (1.83m x 2.26m) fitted with power and light. steps up to further level patio area and garage. Outside tap.

GARAGE

14'3" x 16'6" (4.35 x 5.05)

Manually operated roller shutter doors, door to the side and window to the rear. Mechanics inspection pit available.

TENURE

We have been advised freehold.

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

