



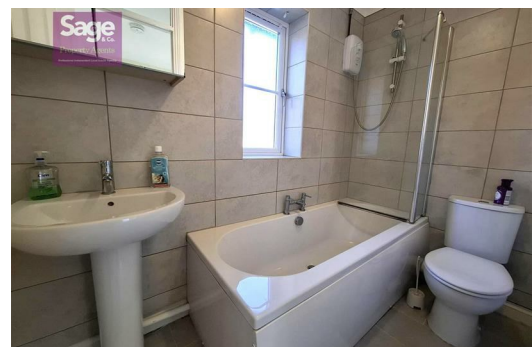
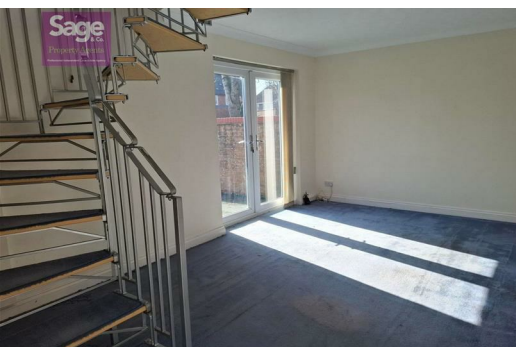
Sage
& Co.
Property Agents



8 Sir Charles Square, Duffryn, Newport, Gwent NP10 8QP
Guide Price £180,000

****GUIDE PRICE £180,000 TO £190,000* **TWO BED PROPERTY WITH NO ONWARD CHAIN****

Sage and Co are pleased to offer this charming MID LINK PROPERTY in Duffryn Newport which presents an excellent opportunity for both first-time buyers and those seeking a comfortable home. The property boasts TWO WELL PROPORTIONED BEDROOMS making it ideal for small families or professionals looking for extra space. Upon entering, you are welcomed into a GOOD SIZE LIVING ROOM with spiral stairs leading to the first floor. The layout is practical and functional, ensuring that every corner of the home is utilised effectively. Additionally, the property offer an enclosed rear garden and SINGLE GARAGE providing convenient storage options or the potential for a workshop. The location is particularly appealing, with GOOD TRANSPORT LINKS to the motorway, making commuting a breeze. Situated in a popular area, this home is close to local amenities, parks, and schools, enhancing the overall lifestyle it offers. This property is being sold with NO ONWARD CHAIN and is one not to miss.
EPC RATING: C
COUNCIL TAX BAND: C



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ENTRANCE

Enter through a part glazed front door.

ENTRANCE PORCH

Central heating radiator, storage cupboard, doors to:

LIVING/DINING ROOM

17'2" x 12'2" (5.25 x 3.72)

Double glazed French doors to rear. two double glazed windows to front, two central heating radiators. Spiral stairs to first floor.

KITCHEN

7'10" x 8'5" (2.40 x 2.58)

Fitted with a range of base and wall units, rolled edge work surfaces, inset stainless steel sink unit with mixer tap over, space for gas cooker, plumbing for automatic washing machine, space for fridge freezer, central heating radiator, double glazed window to rear.

STAIRS TO FIRST FLOOR - LANDING

Double glazed window to rear, Loft access, central heating radiator.

BEDROOM ONE

9'1" x 12'3" (2.78 x 3.74)

Double glazed window to front and rear, central heating radiator.

BEDROOM TWO

8'10" x 12'3" max (2.70 x 3.75 max)

Double glazed window to front and rear, central heating radiator, airing cupboard housing combi boiler

BATHROOM

Panelled bath with shower and mixer tap over, glass shower screen, low level WC, pedestal wash hand basin, chrome towel rail, obscured double glazed window to front.

OUTSIDE

REAR: Level enclosed rear garden. single garage providing convenient storage options or the potential for a workshop.

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

