



11 Kennard Terrace, Crumlin, Newport, NP11 3QF
Guide Price £160,000

**** GUIDE PRICE £160,000-£165,000 ****

Nestled in the charming area of KENNARD TERRACE, CRUMLIN, this delightful THREE BEDROOM MID-TERRACED home presents an excellent opportunity for FIRST-TIME BUYERS. The property is WELL PRESENTED throughout, offering a warm and inviting atmosphere that is sure to appeal to many. Upon entering, you are greeted by an OPEN PLAN LOUNGE AND DINING AREA, perfect for both relaxation and entertaining. The MODERN FITTED KITCHEN is a highlight, providing a stylish space for culinary pursuits, while a convenient UTILITY AREA with a ground floor WC adds to the practicality of the home. The first floor boasts TWO GENEROUSLY SIZED DOUBLE BEDROOMS, alongside a SINGLE BEDROOMS that can serve as a guest room or a home office. The family bathroom is thoughtfully designed, featuring a free-standing shower that enhances the overall appeal of the property. Location is key, and this home is ideally situated close to local transport links and amenities, ensuring that everything you need is within easy reach. Whether you are looking to enjoy the vibrant community or simply seeking a comfortable and well-equipped home, this property is a fantastic choice. Don't miss the chance to make this lovely house your new home.

EPC- C

Council Tax- B - Caerphilly



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ENTRANCE HALLWAY

Access via a PVC front door from a front forecourt. Open stairway to first floor landing. Leads to lounge/ diner.

LOUNGE/ DINER

11'9" x 21'2" (3.59 x 6.47)

Open plan lounge/ diner to front and rear aspects. Double glazed PVC windows. Two chimney breasts present (blocked). Two central heating radiators.

KITCHEN

9'8" x 8'6" (2.95 x 2.61)

Modern style kitchen to side aspect with high and low base storage units and a high gloss finish, stainless steel sink with drainer and mixed taps over (chrome), wooden effect rolled work tops and tiled splash back. Gas hob with electric oven, circulation fan over. Double glazed PVC window and twin central heating radiator. Leads to utility area and ground floor WC.

UTILITY ROOM

Space for separated appliances and wooden effect rolled work top. High gloss base storage unit. Side aspect PVC back door to rear garden. Access to ground floor WC.

GROUND FLOOR WC

Low level WC and sink with base unit. Chrome towel radiator. Tiled finish.

BEDROOM ONE

7'10" x 12'9" (2.39 x 3.91)

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

BEDROOM TWO

7'11" x 9'8" (2.43 x 2.95)

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

BEDROOM THREE

9'3" x 6'10" (2.83 x 2.10)

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

FIRST FLOOR BATHROOM

8'5" x 8'2" (2.58 x 2.50)

Stylish bathroom suite with separate free standing shower (mains supply). Low level WC and sink with base units. Side double glazed PVC obscure window. Vertical central heating radiator. Airing cupboard housing boiler.

OUTSIDE

FRONT: Forecourt patio area to front. Gated access from street. REAR: Tiered rear garden and courtyard area to bottom. Rear gated access. Brick build shed to rear boundary.

TENURE

We are advised that this property is FREEHOLD.

