



124 Lewis Street, Swffryd, Crumlin, Newport NP11 5EG
Asking Price £110,000

SAGE AND CO are now in receipt of an offer for the sum of £115,000 for 124 Lewis Street Swffryd Crumlin. anyone wishing to place an offer on this property should contact Sage and Co 70 Tredegar Street, Risca NP11 6BW on 01633 838 888.

****SPACIOUS MID TERRACE PROPERTY WITH NO ONWARD CHAIN****

SAGE AND CO are delighted to offer for sale this SPACIOUS MID TERRACE PROPERTY with fabulous views overlooking the surrounding valley. The property offers a good size LIVING/DINING ROOM as well as THREE SPACIOUS BEDROOMS and FIRST FLOOR FAMILY BATHROOM.

Outside there is a rear garden leading to a SINGLE GARAGE.

This property is being sold with NO ONWARD CHAIN and a viewing is highly advised to appreciate its size.

COUNCIL TAX BAND: A
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 part glazed front door.

ENTRANCE HALL

Double radiator, under stairs storage cupboard, door leading to:

LIVING/DINING ROOM

11'4" x 22'1" (3.47 x 6.74)

Double glazed window to the front, two double radiators, stairs to the first floor, door to the kitchen.

KITCHEN

10'0" x 10'2" (3.06 x 3.11)

Fitted with a range of base and wall units with a rolled edge work surface, integrated stainless steel sink unit with a mixer tap over, space for a gas cooker, plumbing for automatic washing machine , space for a fridge freezer , double glazed window to the rear, tiled splash back and tiled flooring.

OUTER PORCH

Double radiator, partly glazed double glazed door to the rear, tiled floor.

STAIRS TO FIRST FLOOR-LANDING

Loft access (with pull down ladder leading to loft housing combi boiler), doors to:

BEDROOM ONE

8'3" x 12'11" (2.52 x 3.95)

Double glazed window to the front, double radiator.

BEDROOM TWO

10'0" x 10'2" (3.06 x 3.11)

Double glazed window to the rear, double radiator.

BEDROOM THREE

6'7" x 7'6" (2.02 x 2.30)

Double glazed window to the front, single radiator.

BATHROOM

8'2" x 8'9" (2.50 x 2.68)

Panelled bath with a separate shower cubicle, low level WC, pedestal wash hand basin, obscured double glazed window to the rear, part tiled wall and floor.

OUTSIDE

REAR: Sloping garden leading to rear lane and single garage.

GARAGE

Single garage with up and over garage door.

TENURE

Leasehold 950 years from 2nd August 1908

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		73
(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 CO2 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 CO2 emissions		
England & Wales		EU Directive 2002/91/EC

