



**20 Mill Street, Cwmfelinfach, , NP11 7HH**  
**Guide Price £160,000**

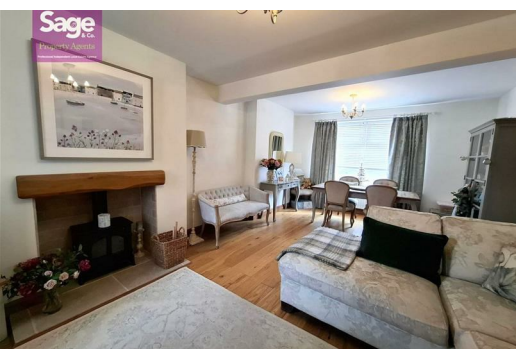
**\*\*GUIDE PRICE £160,000 TO £170,000\*\***  
**\*\*POPULAR VILLAGE LOCATION\*\***

SAGE AND CO are delighted to offer FOR SALE this WELL PRESENTED END TERRACE PROPERTY situated in the popular village of Cwmfelinfach . The property boasts THREE BEDROOMS providing ample space for relaxation and rest. The SPACIOUS LIVING/DINING ROOM is perfect for entertaining guests or enjoying family meals, creating a warm and inviting atmosphere.

The SPACIOUS FAMILY BATHROOM is located on the first floor and offers both bath and double shower cubicle. Additionally, the property benefits from OFF ROAD PARKING TO THE REAR for one vehicle, a valuable feature in this popular location.

Cwmfelinfach is known for its friendly community and convenient amenities as well as idyllic country walks just a short distance away making it an ideal place to call home. With its combination of comfort, space, and practicality, this end terrace house is a wonderful choice for those seeking a new residence in a desirable area. Don't miss the chance to make this lovely property your own book your viewing to day not to be disappointed.

EPC RATING: D  
COUNCIL TAX BAND: B



70 Tredegar Street Risca NP11 6BW  
**Telephone:** 01633 838888 **Email:** [risca@sageandco.co.uk](mailto:risca@sageandco.co.uk)

**[www.sageandco.co.uk](http://www.sageandco.co.uk)**



ENTRANCE

Enter through a solid PVC front door.

ENTRANCE HALLWAY

Central heating radiator, stairs to the first floor, door to:

LIVING/DINING ROOM

13'6" x 20'10" (4.14 x 6.37)

Double glazed window to the front and rear, two double radiators, feature fireplace with multi fuel stove, marble hearth and wooden mantle, under stairs storage cupboard.

KITCHEN

10'4" x 8'9" (3.17 x 2.68)

Fitted with a shaker style kitchen base and wall units, rolled edge work surface, inset stainless steel sink unit with mixer tap over, tiled splashback, inset gas hob, eye level oven and microwave, integrated dishwasher and wine cooler, plumbing for automatic washing machine, space for fridge/freezer, single radiator, double glazed door and window to the side, spot lights, tiled floor.

STAIRS TO THE FIRST FLOOR - LANDING

Loft access, airing cupboard housing combi boiler, doors to:

BEDROOM ONE

10'0" x 9'3" (3.06 x 2.82)

Double glazed window to the rear, double radiator.

BEDROOM TWO

9'3" x 11'8" (2.84 x 3.57)

Double glazed window to the front, double radiator.

BEDROOM THREE

6'1" x 8'9" (1.86 x 2.69)

Double glazed window to the front, double radiator.

FAMILY BATHROOM

9'8" x 10'7" (2.96 x 3.23)

Spacious bathroom fitted with large panelled bath with central traditional bath/shower mixer tap, separate step in double shower cubicle, low level WC, pedestal wash hand basin, double radiator, floor tiled in ceramics, obscure double glazed window to the side and rear.

OUTSIDE

Good size rear garden with decked seating area, off road parking and gated access to the rear lane.

TENURE

We have been advised leasehold

