



**11 Caradoc Street, Cwmcarn, Newport, NP11 7EF**  
**Guide Price £170,000**

**\*\* GUIDE PRICE £170,000 TO £180,000\*\* \*\*BAY FRONTED PROPERTY NOT TO BE MISSED\*\* \*\* NO ONWARD CHAIN\*\***

SAGE AND CO are pleased to offer for sale this WELL PRESENTED SPACIOUS MID LINK PROPERTY overlooking the beautiful "Daisy Park" in the village of Cwmcarn close to local amenities including schools, local shops, good road links and within easy walking distance to the CWMARN FOREST DRIVE ideal for cycling or summer walks.

Upon entering, you are welcomed into a SPACIOUS LIVING/DINING ROOM leading out to the kitchen. Beyond this is the UTILITY ROOM and GROUND FLOOR WC. To the first floor are TWO DOUBLE BEDROOMS and the FAMILY SHOWER ROOM. Outside is a spacious low maintenance rear garden with COVERED SEATING AREA ideal for summer evenings.

This property has been tastefully decorated throughout and is one not to miss.

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 part glazed front door.

HALLWAY

Double glazed window to the front, stairs to the first floor, door through to:

LIVING/DINING ROOM

24'0" x 16'2" (7.34 x 4.93)

Double glazed bay window to the front double glazed "French" doors to the rear, two double radiators, feature electric fire with surround, coved ceiling, laminate flooring.

KITCHEN

11'11" x 7'9" (3.64 x 2.37)

Fitted with a range of shaker style base and wall units, square edge work surface and breakfast bar, inset stainless steel sink unit, mixer tap over, inset gas hob and electric oven, spae for a fridge/freezer, double radiator, spot light, double glazed door and window to the side, porcelain floor tiles.

UTILITY ROOM

Fitted with wall units, work surface with plumbing for automatic washing machine and tumble dryer under, double glazed window to the rear, spot lighting, porcelain tiled floor.

GROUND FLOOR WC

Low level WC, wall mounted wash hand basin, wall mounted combi, obscure double glazed window to the side, spot lights, porcelain floor tiles.

STAIRS TO THE FIRST FLOOR - LANDING

Do9ors through to:

BEDROOM ONE

16'2" x 11'4" (4.93 x 3.47)

Two double glazed windows to the front, double radiator, fitted bedroom furniture, storage cupboard with loft access.

BEDROOM TWO

10'9" x 9'1" (3.29 x 2.78)

Double glazed window to the rear, double radiator, (wardrobes to remain)

SHOWER ROOM

Non slip floor with double walk in shower, low level WC, vanity wash hand basin, heated towel rail, obscure double glazed window to the rear.

OUTSIDE

FRONT: Forecourt to front

REAR: Patio area with steps down to a good size level rear garden offering covered seating area and storage shed

TENURE

We have been advised freehold

