



111 Islwyn Road, Wattsville, Croskeys, Newport NP11 7QL

Guide Price £180,000

****GUIDE PRICE £180,000 TO £190,000** ** WELL PRESENTED THROUGHOUT****

SAGE AND CO are delighted to offer FOR SALE this SPACIOUS FAMILY HOME which has been LOVINGLY RENOVATED THROUGHOUT by the current owners. Set in the village of Wattsville this property offers a village feel whilst still being close to good road and rail links and a short drive from schools and supermarkets. On entering the property you are greeted by a good size living/dining room which leads off to a convenient office space and MODERN KITCHEN, beyond this is the GROUND FLOOR WC and UTILITY AREA.

The first floor offers THREE BEDROOMS and a MODERN FAMILY BATHROOM.

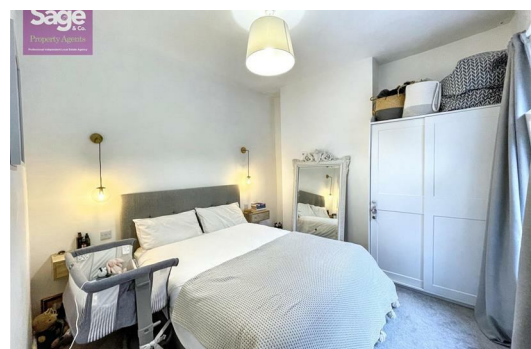
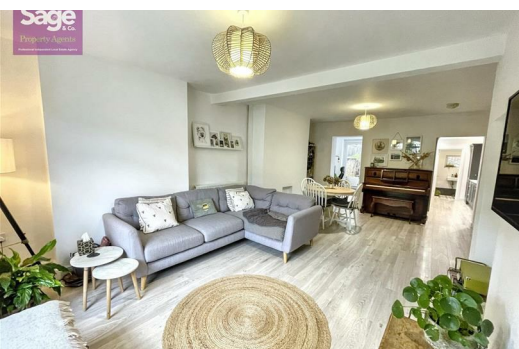
For those looking for outside activities the SIRHOWY VALLEY WALK and CWMCARN FOREST DRIVE are just a short distance away.

This property is one not to miss and would ideally suit a FIRST TIME BUYER.

Book your viewing today not to miss out.

EPC RATING: C

COUNCIL TAX BAND: B



70 Tredegar Street Risca NP11 6BW
Telephone: 01633 838888 Email: risca@sageandco.co.uk

www.sageandco.co.uk

ENTRANCE

Enter through a composite front door

ENTRANCE HALL

Double radiator, tiled flooring, door to living room

LIVING/DINING ROOM

12'9" x 22'7" (3.89 x 6.89)

Double glazed window to the front, double radiator, stairs to first floor, under stairs storage cupboard, laminate flooring, storage cupboard.

OFFICE SPACE

7'0" x 6'8" (2.14 x 2.04)

Double glazed "French" doors to rear, skylight, single radiator

KITCHEN

7'3" x 14'6" (2.21 x 4.44)

Shaker style base and wall units with a square edge work surface, inset porcelain sink unit with mixer tap over, inset five ring gas hob and electric oven with an extractor fan over, integrated fridge/ freezer and dishwasher, single radiator, double glazed window to the side, spot lighting, vertical radiator, laminate flooring.

GROUND FLOOR WC

3'6" x 8'1" (1.08 x 2.47)

Low level WC, wall mounted wash hand basin. plumbing for automatic washing machine and tumble dryer, wall mounted combi boiler, double glazed window to the rear, spot lighting, tiled floor.

STAIRS TO THE FIRST FLOOR - LANDING

Double radiator, loft access, storage cupboard, doors to:

BEDROOM ONE

9'10" x 10'4" (3.01 x 3.16)

Double glazed window to the rear, double radiator.

BEDROOM TWO

8'9" x 11'9" (2.69 x 3.59)

Double glazed window to the front, double radiator.

BEDROOM THREE

7'0" x 8'7" (2.14 x 2.63)

Double glazed window to the front, double radiator.

FAMILY BATHROOM

8'7" x 7'10" (2.62 x 2.39)

Modern family bathroom comprising panelled bath with mixer tap and modern shower over, tiled splashback, glass shower screen, low level WC, vanity wash hand basin, heated towel rail, panelled wall with feature shelving, spot lighting, obscure double glazed window to the rear.

OUTSIDE

FRONT: Steps to low maintenance front garden and front door.
REAR: Steps to patio area and further seating area, gate to rear lane.

TENURE

We have been advised freehold

