



20 Whitethorne Street, Crumlin, Newport, NP11 4PY

Guide Price £160,000

**** GUIDE PRICE £160,000 ** OPEN PLAN LOUNGE/ DINER ** TWO BEDROOMS AND LOFT ROOM ****

Nestled on WHITETHORNE STREET in the charming area of CRUMLIN, this delightful TWO-BEDROOM MID-TERRACED HOUSE presents an excellent opportunity for FIRST-TIME BUYERS. The property boasts a well-designed OPEN PLAN LOUNGE AND DINING AREA, creating a warm and inviting space perfect for both relaxation and entertaining. The MODERN FITTED KITCHEN is a highlight, offering functionality and style for culinary enthusiasts. The TWO GENEROUSLY SIZED DOUBLE BEDROOMS provide ample space for rest and personalisation, while the additional LOFT ROOM offers versatility, whether it be for storage, a home office, or a play area. The bathroom is conveniently located on the first floor, ensuring comfort and practicality for daily living. Step outside to discover a BEAUTIFULLY LANDSCAPED FRONT GARDEN, featuring an Indian sandstone patio and lush lawned areas, ideal for enjoying sunny days or hosting gatherings. The garden also includes a WOODEN BUILT SHED WITH ELECTRICAL SUPPLY, providing extra storage or workshop potential. With gated access to both the front and rear, this home offers added security and convenience. Situated CLOSE TO AMENITIES OF CRUMLIN town centre, residents will benefit from easy access to SHOPS, SCHOOLS AND TRANSPORT LINKS, making daily life effortless. This property is not just a house; it is a wonderful place to call home. Don't miss the chance to view this charming residence that perfectly combines comfort, style, and practicality.

EPC- TBC

COUNCIL TAX- A (Caerphilly)



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ENTRANCE HALLWAY

Front aspect double glazed uPVC front door with obscure glazing, Access to lounge/ diner and open to stairs for first floor, single central heating radiator, electrical consumer unit present.

LOUNGE/ DINER

22'10" x 11'5" (6.96 x 3.48)

Open plan lounge/ diner with front aspect French doors to front garden and rear aspect uPVC double glazed window. Open to dining room with under stair storage cupboard. Twin central heating radiator.

KITCHEN

11'8" x 8'4" (3.57 x 2.55)

High and low base storage units with granite effect work tops, stainless steel sink and drainer with mixer taps over, space for appliances and tiled splash back. Side aspect double glazed uPVC window and back door. Gas combination boiler present.

BEDROOM ONE

9'0" x 12'3" (2.75 x 3.75)

Double bedroom to front aspect with double glazed uPVC window.

BEDROOM TWO

10'3" x 8'11" (3.13 x 2.74)

Double bedroom to rear aspect with uPVC window and single central heating radiator.

BATHROOM

8'4" x 5'7" (2.56 x 1.71)

Bathroom suite with electric over head shower, sink with mixer taps over and tiled splash back, low level WC, single central heating radiator. Rear aspect double glazed uPVC window with double obscure glazing.

LOFT ROOM

15'0" x 14'10" (4.59 x 4.54)

Loft room with skylights to front aspect, storage to eaves and single central heating radiator.

OUTSIDE

FRONT: Indian sand stone patio and lawned areas with wooden shed, complete with electric supply and gated access.
REAR: Patio area with steps to rear gated access onto street.

TENURE

We are advised that this property is FREEHOLD.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

