



81 Newport Road, Cwmcarn, Newport, Gwent NP11 7LY

Guide Price £135,000

****GUIDE PRICE £135,000 TO £140,000** ** POPULAR LOCATION****

SAGE AND CO are delighted to offer FOR SALE this DOUBLE FRONTED Mid Terrace property situated in the popular village of Cwmcarn close to local amenities including schools, local shops and good transport links. Close by is the idyllic CWMCARN FOREST DRIVE and MONMOUTH AND BRECON CANAL. The accommodation offers TWO RECEPTION ROOMS fitted kitchen, ground floor bathroom and TWO DOUBLE BDROOMS to the first floor. The property benefits from gas central heating system with a combi boiler which has been installed by the current seller and is still within warranty. To the rear is a seating area and outbuilding with plumbing for an automatic washing machine and tumble dryer as well as gated access to Pond Row. This property is ideal for a FIRST TIME BUYER/INVESTOR.

BOOK YOUR VIEWING TODAY NOT TO MISS OUT!!
EPC RATING: D
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.

LOUNGE

11'10" x 11'5" (3.63 x 3.48)

Double glazed window to front ,central heating radiator, coved ceiling.

DINING ROOM

14'4" max x 11'11" (4.39 max x 3.65)

Double glazed window to front, central heating radiator, stairs to first floor, door through to:

KITCHEN

7'3" x 7'3" (2.23 x 2.21)

Fitted with a range of base and wall units, rolled edge work surface, inset polycarbonate sink unit with mixer tap over, splash back tiling, inset electric hob and oven, space for fridge, double glazed door and window to the rear, double radiator, floor tiled.

FAMILY BATHROOM

Panelled bath, with shower over, low level WC, pedestal wash hand basin, double radiator, obscure double glazed window to the rear, walls and floor tiled.

STAIRS TO THE FIRST FLOOR - LANDING

Doors to:

BEDROOM ONE

11'11" x 11'10" (3.65 x 3.61)

Double glazed window to front, double radiator, coved ceiling.

BEDROOM TWO

11'11" x 10'8" (3.64 x 3.26)

Double glazed window to front, radiator, cupboard housing Gas combi boiler (under warranty), built in store cupboard, access to loft space (not boarded)

OUTSIDE

FRONT: Steps leading to front entrance with paved patio areas,

REAR: Seating area, two storage sheds one with power and light and plumbing for automatic washing machine and tumble dryer. Gated rear access.

TENURE

We have been advised freehold

