



11 Valley Meadow Close, Newbridge, Newport, NP11 5BU
Guide Price £190,000

****REDUCED TO A GUIDE PRICE OF £190,000 TO £200,000** **FABULOUS VIEWS TO REAR****

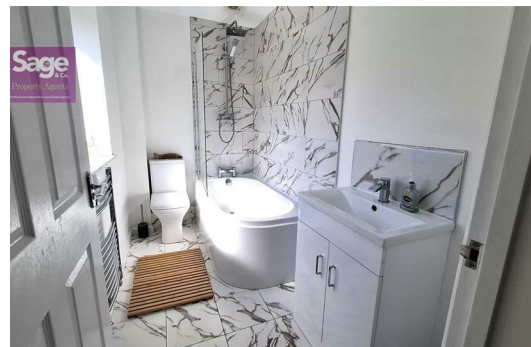
Sage and co are delighted to offer FOR SALE this SPACIOUS LINK DETACHED TWO BED PROPERTY situated in a quiet cul de sac location just outside NEWBRIDGE TWON CENTRE close to local amenities including schools, leisure centre, good road and rail links with the train station offering direct access to CARDIFF AND NEWPORT.

This property offers to the ground floor a good size living room with "French" doors leading onto a balcony and steps down to a rear garden with a fabulous view over the surrounding countryside. as well as a KITCHEN/DINER and a good size storage cupboard which benefits from a window to the rear and plumbing to convert this to a ground floor WC) To the first floor are TWO GOOD SIZE BEDROOMS and a MODERN FAMILY BATHROOM.

Outside is a GOOD SIZE GARAGE AND DRIVEWAY

This property is one not to miss and a viewing is advised.

EPC RATING: C
COUNCIL TAX BAND: D



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ENTRANCE

Enter through a composite front door.

ENTRANCE HALLWAY

Central heating radiator, stairs to first floor, large storage cupboard (with plumbing for ground floor WC) , doors to:

LIVING ROOM

8'11" x 16'5" (2.73 x 5.02)

Double glazed window to the front, double glazed French doors to the rear balcony with steps leading to lower rear garden, two central heating radiators.

KITCHEN/DINING ROOM

8'0" x 16'4" (2.44 x 4.99)

A range of base and wall units with a rolled edge work surface, inset stainless steel sink unit with a mixer tap over, integrated gas hob and electric oven, extractor fan over, plumbing for automatic washing machine, space for dishwasher, integrated fridge/freezer, central heating radiator, double glazed window to front and rear.

STAIRS TO FIRST FLOOR-LANDING

Double glazed window to the rear, loft access, storage cupboard, doors to:

BEDROOM ONE

8'3" x 16'6" (2.54 x 5.03)

Double glazed windows to front and rear, two central heating radiators.

BEDROOM TWO

9'0" min 15'6" max x 11'2" (2.75 min 4.73 max x 3.42)

Two double glazed windows to the front, two central heating radiators.

BATHROOM

4'10" x 8'11" (1.48 x 2.73)

Modern family bathroom with panelled bath, mixer tap and modern shower over with glass shower screen, low level WC, vanity wash hand basin, chrome towel rail, obscured double glazed window to rear.

OUTSIDE

FRONT- Lawned front garden with block paved driveway providing off road parking leading to single garage,
REAR- Veranda with steps down to rear garden.
SINGLE GARAGE - Up and over door power and light.

TENURE

We have been advised freehold

