



6 Cwmtorlais Road, Newbridge, Newport, Gwent NP11 4LY
Guide Price £350,000

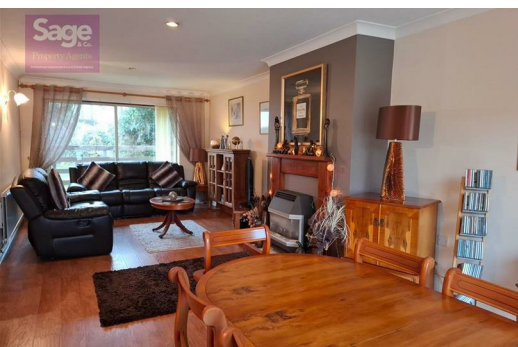
****GUIDE PRICE £350,000 TO £360,000** GOOD SIZE ELEVATED BUNGALOW IN POPULAR LOCATION****

Sage and Co are pleased to offer FOR SALE this delightful SPACIOUS DETACHED BUNGALOW nestled just outside the town centre offering a perfect blend of comfort and convenience. With THREE DOUBLE BEDROOMS this property is ideal for families or those seeking extra space. The spacious living room provides a welcoming atmosphere, perfect for relaxation or entertaining guests while the KITCHEN/BREAKFAST ROOM is the centre of the home.

One notable highlight of this property is the DOUBLE GARAGE providing ample storage with the driveway providing parking for up to two vehicles, ensuring practicality for everyday living. The popular location of Newbridge offers a sense of community while being conveniently close to local amenities, schools, and transport links.

This bungalow is not just a house; it is a home that promises comfort and ease of living in a sought-after area, book your appointment to see not to miss out.

COUNCIL TAX BAND : E
EPC RATING: D



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ENTRANCE

Enter through a composite front door.

ENTRANCE HALLWAY

Central heating radiator, storage cupboard, wood flooring double glass doors to:

LIVING/DINING ROOM

11'4" x 27'6" (3.47 x 8.40)

Double glazed patio doors to the front and rear, two central heating radiators, feature fireplace, spot lighting, coved ceiling, wood flooring.

KITCHEN/BREAKFAST ROOM

12'0" x 15'1" (3.67 x 4.61)

Shaker style kitchen with a range of base and wall units, rolled edge work surface, double bowl sink unit with mixer tap over, integrated gas hob and electric oven with extractor hood over, integrated dishwasher, storage cupboard, central heating radiator, wood flooring, two double glazed windows to the front.

FAMILY BATHROOM

7'3" x 11'7" (2.23 x 3.54)

Panelled bath with mixer tap over, double step in shower cubicle, vanity unit with close coupled WC and inset sink unit with cupboards under, central heating radiator, heated towel rail, walls and floor tiled in ceramics, obscure double glazed window to the rear.

UTILITY

Plumbing for automatic washing machine and tumble dryer, space for fridge/freezer, central heating radiator, composite door to the rear.

BEDROOM ONE

9'11" x 13'7" to wardrobe (3.03 x 4.15 to wardrobe)

Double glazed window to front and side, central heating radiator, fitted bedroom furniture, laminate flooring.

BEDROOM TWO

9'8" x 9'8" max (2.97m x 2.95 max)

Double glazed window to the rear, fitted bedroom furniture, central heating radiator.

BEDROOM THREE

9'4" x 7'8" (2.85 x 2.35)

Double glazed window to the rear, central heating radiator, fitted bedroom furniture, coved ceiling.

OUTSIDE

FRONT: Lawned front garden with mature shrubs and path and steps leading to patio/balcony area.

SIDE: Gated pedestrian access to rear from two sides.

REAR: Enclosed level lawned garden.

GARAGE AND DRIVEWAY

19'8" x 27'6" (6.00 x 8.40)

Double garage with purpose built office (2.22m x 3.88m which

can be removed) up and over door, power and light, door to the rear, wall mounted combi boiler.

Driveway suitable for off road parking for two vehicles.

TENURE

We have been advised freehold.

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

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

