



7 Chapel Farm Terrace, Cwmcarn, Newport, NP11 7NJ

Guide Price £170,000

** GUIDE PRICE £170,000-£175,000 ** **LOFT ROOM** OFF ROAD PARKING**

Nestled in the tranquil and sought-after location of CHAPEL FARM TERRACE, CWMCARN, this spacious THREE-BEDROOM MID-TERRACED HOUSE presents an excellent opportunity for families and individuals alike. The property boasts TWO SPACIOUS RECEPTION ROOMS, providing ample space for relaxation and entertaining. The family-sized lounge seamlessly opens to the dining area, creating a warm and inviting atmosphere for gatherings. The generous REAR KITCHEN is well-equipped and offers a practical space for culinary pursuits. The home features THREE BEDROOMS, along with a LOFT ROOM that can serve as an additional bedroom or versatile space to suit your needs. The low-maintenance gardens are perfect for those who prefer to spend their time enjoying the outdoors rather than tending to extensive gardening. For added convenience, the property includes a SINGLE GARAGE to the rear offering off road parking. The area is well-served by LOCAL AMENITIES, including shops, schools, and excellent transport links, making daily life both easy and enjoyable. The short commute to the M4 provides quick access to Newport, Cardiff, and Bristol, ideal for those who work or wish to explore these vibrant cities. Nature enthusiasts will appreciate the proximity to CWMCARN FOREST DRIVE and the Brecon and Monmouthshire Canal, offering picturesque walks and outdoor activities right on your doorstep. This generous family home is a perfect blend of comfort, convenience, and location, making it a must-see for anyone looking to settle in this delightful area.

**EPC- E
COUNCIL TAX- B (Caerphilly)**



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ENTRANCE HALL

Entrance via uPVC wood effect front door with double obscure glazing. Internal porch area with door through to hall. Open to stairway for first floor. access to leads into lounge through to diner. Single central heating radiator and consumer unit present.

LOUNGE

12'2" x 12'0" (3.73 x 3.66)

Family sized lounge accessible from entrance hall. Chimney breast with gas fire place (Baxi back boiler) into chimney breast. Open to dining room. Under stair storage cupboard present.

DINING ROOM

10'5" x 11'9" (3.19 x 3.59)

Dining room to front aspect with double glazed uPVC window wood effect window. Chimney breast present (blocked). Single central heating radiator present. Open to lounge.

KITCHEN

14'6" x 10'2" (4.43 x 3.10)

Kitchen with high and low base storage units and marble effect rolled worktops, polycarbonate sink with drainer and mixer tap over. Gas effect hob and oven. Breakfast bar present with space for appliances. Rear aspect double glazed uPVC window. Leads to hallway for bathroom and rear garden.

HALLWAY

Leads from kitchen with access to ground floor bathroom and rear garden via uPVC back door with double glazing. Storage cupboard present.

FAMILY BATHROOM

8'0" x 8'11" (2.44 x 2.73)

Bathroom suite with over head electric supply shower head, tiled finish. Sink with mixer taps over and low level WC. Side aspect double obscure glazed uPVC window and single central heating radiator.

STAIRS TO FIRST FLOOR - LANDING

Access to bedroom one, two and three with stairs to loft room. Rear aspect double glazed uPVC window.

BEDROOM ONE

10'3" x 10'5" (3.13 x 3.18)

Double bedroom to rear aspect with double glazed uPVC window. Single central heating radiator and airing cupboard with tank.

BEDROOM TWO

8'4" x 12'2" (2.55 x 3.71)

Double bedroom to front aspect with double glazed uPVC wood effect window.

BEDROOM THREE

11'5" x 7'1" (3.48m x 2.16m)

Single bedroom to front aspect with double glazed uPVC wood effect window. Single central heating radiator.

LOFT ROOM

11'10" x 15'8" (3.61 x 4.80)

Loft room with skylights to rear aspect and storage to eaves.

OUTSIDE

FRONT: Low maintenance courtyard area with stone chippings and gated access. Pathway leading to front door.

REAR: Patio area with artificial grass and rear gated access. Rear lane access to single garage with up and over door. South facing.

TENURE

We are advised that this property is 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		
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