



Sage
& Co.
Property Agents



5 Islwyn Road, Wattsville, , Gwent NP11 7QD
Guide Price £150,000

**** GUIDE PRICE £150,000 TO £160,000** **POPULAR VILLAGE LOCATION****

Sage and Co are pleased to offer FOR SALE this SPACIOUS MID TERRACE property situated in the village of Wattsville close to local amenities including the SIRHOWY VALLEY WALK the fabulous WAUNFAWR PARK. The property has good transport links with the A467 Brynmawr to Newport bypass giving direct links to the M4 and the TRAIN STATION at Crosskeys giving commuters the ability to reach CARDIFF AND NEWPORT TOWN CENTRES with ease.

This property comprises TWO RECEPTION ROOMS kitchen and utility room whilst upstairs are THREE BEDROOMS, dressing area and the family bathroom. Further benefits include double glazing, gas central heating (with newly fitted boiler) and front and rear gardens. This property is being sold with NO ONWARD CHAIN and would ideally suite the FIRST TIME BUYER/INVESTOR.

Book your viewing today not to miss out!

COUNCIL TAX BAND: B

EPC RATING: D



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ENTRANCE

Enter through a composite front door.

ENTRANCE PORCH

Tiled floor, door to:

ENTRANCE HALLWAY

Stairs to the first floor, central heating radiator, wood panelling to lower wall, laminate flooring, doors to:

LIVING ROOM

10'5" x 11'10" (3.20 x 3.61)

Double glazed window to the front, feature fireplace, central heating radiator wood laminate flooring.

DINING ROOM/SECOND SITTING ROOM

11'8" x 12'6" (3.58 x 3.82)

Double glazed "French" doors to the rear, feature fireplace, central heating radiator, alcove shelving, wood laminate flooring.

KITCHEN

9'0" x 12'0" (2.75 x 3.66)

Fitted with a range of base and wall units, space for integrated electric hob and oven, central heating radiator, under stairs storage cupboard, two double glazed windows to the side, floor tiled in ceramics, door to:

UTILITY ROOM

6'11" x 9'6" (2.11 x 2.92)

A range of base units, inset stainless steel sink unit, plumbing for automatic washing machine, space for fridge/freezer, space for tumble dryer, recently fitted wall mounted gas boiler, central heating radiator, door to:

REAR PORCH

Window to side, door to rear.

STAIRS TO THE FIRST FLOOR - LANDING

Large storage cupboard, doors to:

BEDROOM ONE

10'0" x 10'11" (3.06 x 3.35)

Double glazed window to the front, central heating radiator.

BEDROOM TWO

10'2" x 11'7" (3.10 x 3.54)

Double glazed window to the rear, central heating radiator.

BEDROOM THREE

5'8" x 11'6" (1.73 x 3.53)

Double glazed window to the front, central heating radiator, laminate flooring.

FAMILY BATHROOM

9'0" x 7'2" (2.76 x 2.19)

Panelled bath, low level WC, pedestal wash hand basin, obscure double glazed window to the rear, central heating radiator, storage cupboard.

DRESSING ROOM/BEAUTY ROOM

9'1" x 5'3" (2.77 x 1.62)

Door leading to bathroom.

OUTSIDE

FRONT: Steps up to forecourt and front door.

REAR: Steps to paved rear garden, storage shed, access to rear lane.

TENURE

We have been advised freehold.

