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129 Islwyn Road, Wattsville, Crosskeys, Newport NP11 7QL
Guide Price £160,000

**** GUIDE PRICE £160,000-£170,000 ****

**** THREE BEDROOM, MID-TERRACED FAMILY HOME ** IDEAL FIRST TIME BUY ** OPEN PLAN LOUNGE DINER ** STYLISH KITCHEN ** MODERN BATHROOM ** NO ONWARD CHAIN ****

Nestled on ISLWYN ROAD in the charming area of WATTSVILLE, this delightful MID-TERRACED HOUSE presents an excellent opportunity for FIRST-TIME BUYERS. With NO ONWARD CHAIN, you can move in with ease and start making this house your home. The property boasts a spacious OPEN PLAN lounge and dining area, perfect for entertaining family and friends. The STYLISH KITCHEN is equipped with INTEGRATED APPLIANCES, making meal preparation a pleasure. The MODERN BATHROOM SUITE adds a touch of luxury to your daily routine. This family home features TWO generously sized DOUBLE BEDROOMS and a SINGLE BEDROOM, providing ample space for a growing family or guests. The LOW MAINTENANCE REAR GARDEN offers a tranquil outdoor space, ideal for relaxation or enjoying a sunny afternoon. Conveniently located, the property is close to LOCAL AMENITIES and well-served by BUS ROUTES, ensuring easy access to the surrounding area. Additionally, the short commute to the M4 motorway allows for quick travel to NEWPORT, CARDIFF, and BRISTOL, making it an ideal location for those who work or study in these vibrant cities. In summary, this three-bedroom mid-terrace home on Islwyn Road is a fantastic choice for anyone looking to enter



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ENTRANCE HALLWAY

Access via uPVC front door with obscure double glazed panel. Open to stairs to first floor landing. Twin central heating radiator. Access to;

LOUNGE

10'5" x 12'3" (3.19 x 3.74)

Front aspect lounge with double glazed uPVC window and twin central heating radiator. Gas fire place with surround mantle. Archway open to;

DINING ROOM

12'4" x 12'0" (3.76 x 3.67)

Open to lounge via archway to rear aspect with double glazed uPVC window. Twin central heating radiator and under stair storage cupboard with electric supply present.

KITCHEN

9'8" x 8'5" (2.97 x 2.58)

Modern fitted kitchen with high and low base storage units with marble effect rolled worktops, polycarbonate sink and drainer with chrome mixer taps over, gas hob and oven, complete with glass splash back, over head circulation fan (chrome), integrated fridge/freezer and dishwasher with space for tumble dryer. Double glazed uPVC window to side aspect, twin central heating radiator and loft hatch present. Leads to;

HALL

Hallway with uPVC back door to rear garden and obscure double glazing. Airing cupboard housing boiler and plumbing for washing machine. Leads to;

BATHROOM

5'4" x 6'5" (1.65 x 1.98)

Bathroom suite with over head mains supply shower, sink unit with chrome mixer taps over and low level W/C. Tiled finish with rear aspect double glazed uPVC window to rear aspect.

FIRST FLOOR LANDING

Open to stairs for ground floor. Rear aspect double glazed uPVC window and storage cupboard. Complete with loft hatch present.

BEDROOM ONE

12'11" x 7'1" (3.94 x 2.17)

Double bedroom to front aspect with double glazed uPVC window, inbuilt storage units and twin central heating radiator,

BEDROOM TWO

9'7" x 9'8" (2.94 x 2.96)

Double bedroom to rear aspect with double glazed uPVC window and twin central heating radiator.

BEDROOM THREE

9'11" x 7'1" (3.03 x 2.17)

Single bedroom to front aspect with double glazed uPVC window and twin central heating radiator.

OUTSIDE

FRONT: Steps to front door with low maintenance, tiered garden. Cast iron gate and fencing to boundary.
REAR: Tiered rear garden with low maintenance patio areas. Rear gated access and brick build shed to rear boundary.

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

