



48 Caerbryn, Pentwynmawr, Newbridge, NP11 4EL
Guide Price £190,000

****POPULAR LOCATION WITH OPEN VIEWS TO THE FRONT****
****GUIDE PRICE £190,000-£200,000****

Situated in the charming area of Pentwynmawr, Newbridge, this recently partially refurbished SEMI DETACHED HOUSE presents an excellent opportunity for families and or first time buyers. With THREE BEDROOMS this property offers ample space for comfortable living. The heart of the home is undoubtedly the NEWLY FITTED KITCHEN DINING AREA, which combines modern design with functionality, making it perfect for both cooking and entertaining.

The inviting reception room provides a warm and welcoming atmosphere with unobstructed views to the front ideal for relaxing after a long day.

One of the standout features of this home is the OFF ROAD PARKING, accommodating up to two vehicles with gated access leading to the enclosed rear garden. The surrounding area is known for its community spirit and accessibility with schools and supermarkets close by making it an attractive choice for those looking to settle in a vibrant neighbourhood.

With its blend of modern amenities and a prime location, this property is sure to appeal to a wide range of buyers. Do not miss the chance to make this delightful house your new



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ENTRANCE

Enter through a newly fitted composite front door.

ENTRANCE HALLWAY

Stairs to the first floor, central heating radiator, open to

LIVING ROOM

13'8 x 12'6 (4.17m x 3.81m)

Double glazed window to the front, under stairs storage cupboard, feature fireplace (with gas supply) double radiator, laminate flooring.

KITCHEN/DINING ROOM

15'8 x 11'2 (4.78m x 3.40m)

Recently fitted "Wren" kitchen comprising a range of base and wall units, solid wood work surface, inset sink unit with mixer tap over, space for range cooker (currently there is a 5 ring induction range with double oven and grill) integrated freezer, plumbing for automatic washing machine and dishwasher, space for fridge, double glazed window and "French" doors to the rear.

STAIRS TO THE FIRST FLOOR - LANDING

Double glazed window to the side, double radiator, loft access, doors to:

BEDROOM ONE

13'10 x 9'2 (4.22m x 2.79m)

Double glazed window to the front, double radiator, fitted wardrobe.

BEDROOM TWO

9'8 x 9'4 (2.95m x 2.84m)

Double glazed window to the rear, double radiator, airing cupboard housing combi boiler and central heating radiator.

BEDROOM THREE

10'8 x 6'8 (3.25m x 2.03m)

Double glazed window to the front, double radiator, over stairs storage cupboard.

FAMILY BATHROOM

Panelled bath with shower over, pedestal wash hand basin, low level WC, chrome towel rail, obscure double glazed window to the rear.

OUTSIDE

FRONT: Lawned front garden with mature shrubs, driveway leading to rear with gated access to rear garden.
REAR: Enclosed rear garden laid with patio and artificial grass, shrubbed borders, external tap and lighting.

TENURE

We have been advised freehold

