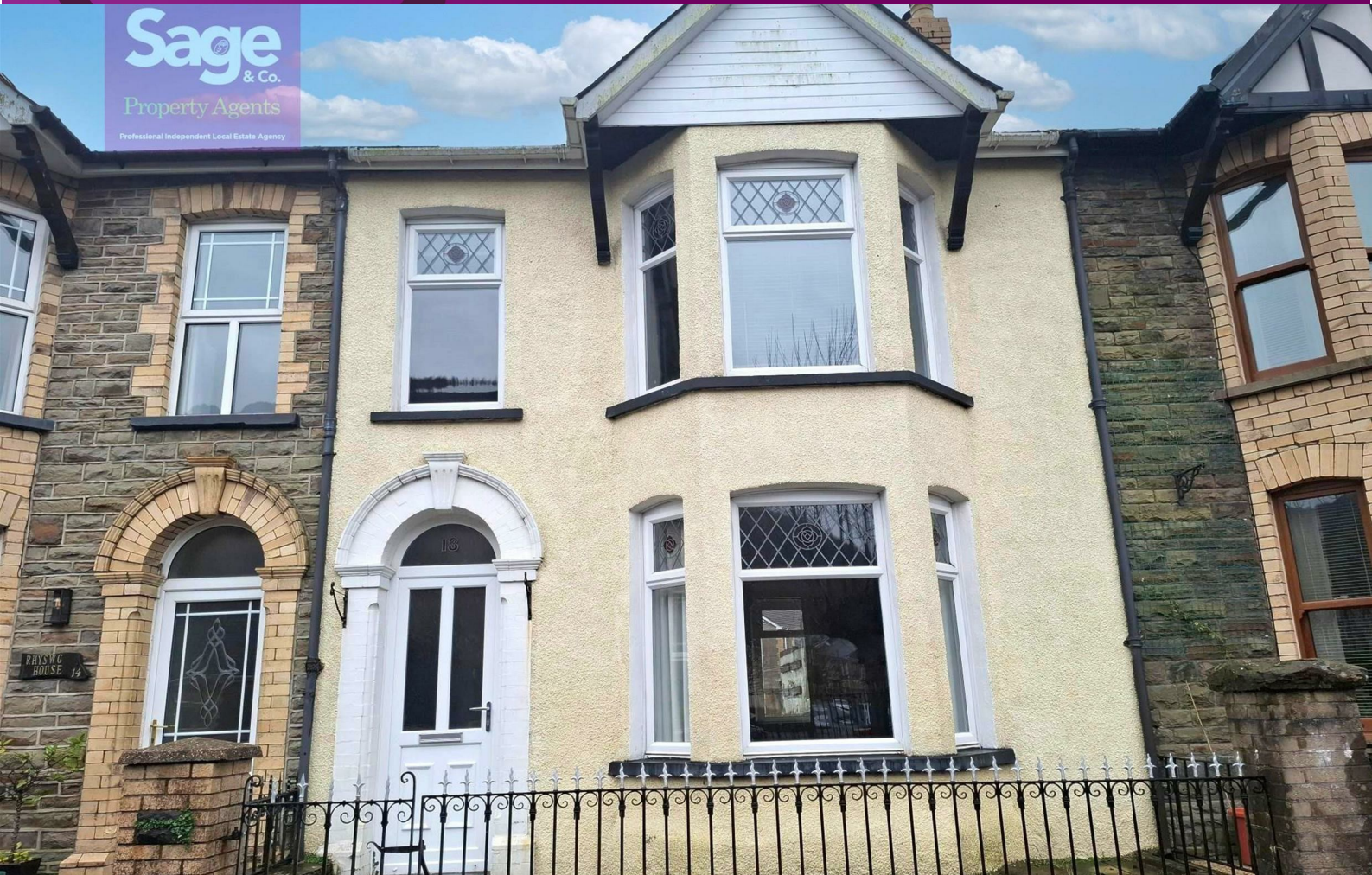




13 Ivor Street, Cwmcarn, Newport NP11 7EG

Guide Price £210,000

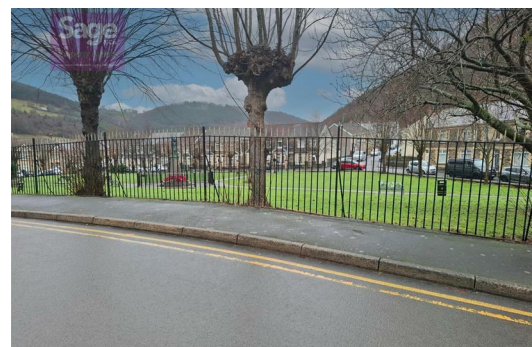
****BAY FRONTED PROPERTY NOT TO BE MISSED** ** NO ONWARD CHAIN****

**** OFFERS BETWEEN £210,000 and £220,000****

SAGE AND CO are pleased to offer for sale this SPACIOUS MID LINK PROPERTY overlooking the beautiful "Daisy Park" in the village of Cwmcarn close to local amenities including schools, local shops, good road links and within easy walking distance to the "Cwmcarn Forest Drive" ideal for cycling or summer walks. Upon entering, you are welcomed into a bright and airy hallway leading to a SPACIOUS LIVING/DINING ROOM and GOOD SIZE RECENTLY FITTED KITCHEN, beyond this is the UTILITY ROOM and GROUND FLOOR WC. To the first floor are THREE GOOD SIZE BEDROOMS with the master spanning the width of the front of the property. and the FAMILY SHOWER ROOM. Outside is a low maintenance rear garden

This property has been tastefully decorated throughout and is one not to miss

EPC RATING : C
COUNCIL TAX BAND; C



70 Tredegar Street Risca NP11 6BW

Telephone: 01633 838888 Email: risca@sageandco.co.uk

www.sageandco.co.uk

ENTRANCE

Enter through a part glazed front door.

ENTRANCE PORCH

Seating area with storage under, dado rail, single glazed door and matching side pane leading to:

ENTRANCE HALLWAY

Stairs to the first floor, central heating radiator, laminate flooring, under stairs storage cupboard, original coving.

LIVING/DINING ROOM

11'3" min 12'3" max x 25'6" (3.45 min 3.75 max x 7.79)
Double glazed bay window to the front, double glazed window to the rear, two central heating radiators, feature fireplace with log burner and marble hearth, alcove shelving.

KITCHEN

10'10" x 13'0" (3.32 x 3.98)
Newly installed cottage style kitchen with a range of base and wall units, solid wood work surface, inset Belfast sink with mixer tap over, integrated five ring gas hob and extractor hood over, eye level double oven, integrated fridge/freezer, wine rack, integrated dishwasher, central heating radiator, double glazed window to the side, glagstone floor, spot lighting.

UTILITY ROOM

6'9" x 7'8" (2.07 x 2.34)
A range of base and larder units, square edge work surface, plumbing for automatic washing machine and tumble dryer, wall mounted combi boiler, central heating radiator, double glazed door to the side, double glazed window to the rear, flagstone floor.

GROUND FLOOR WC

Low level WC, modern vanity wash hand basin, heated towel rail, flagstone floor.

STAIRS TO THE FIRST FLOOR - LANDING

Loft access, large storage cupboard, dado rail, doors to:

BEDROOM ONE

17'8" x 13'2" to bay (5.40 x 4.02 to bay)
Two double glazed windows to the front (one bay) central heating radiator, stripped floor boards.

BEDROOM TWO

11'7" x 12'3" (3.55 x 3.75)
Double glazed window to the rear, central heating radiator, stripped floor boards.

BEDROOM THREE

10'9" x 8'9" (3.30 x 2.69)
Double glazed window to the rear, central heating radiator.

SHOWER ROOM

Modern shower room with double step in shower cubicle, low level WC, vanity wash hand basin, modern vertical towel rail, obscure double glazed window to the side, walls and floor fully tiled.

OUTSIDE

FRONT - Courtyard to front.
REAR - Courtyard with low maintenance rear garden laid to Cotswold stone.

TENURE

We have been advised freehold.

