



## 17 Cromwell Road, Newport, Gwent NP19 0FY

Offers Over £195,000

**\*\* A SPACIOUS FAMILY HOME IN A CENTRAL LOCATION\*\* THREE BEDROOM SEMI DETACHED PROPERTY\*\* MUST BE VIEWED\*\***

Situated on the outskirts of Newport close to local amenities, retail park and within easy reach of the M4. The property offers good size ground floor living with modern fitted kitchen and a first floor bathroom, level rear garden with patio and decked area.

This property is not to be missed and a viewing is advised.

EPC RATING: D  
COUNCIL TAX BAND: C



Lakeside House, Llantarnam Parkway, Cwmbran, NP44 3GA  
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## Entrance

Double glazed front door

## Hallway

Stairs to first floor, central heating radiator. under stairs cupboard, doors to;

## Living Room/Dining Room

11'8" min x16'10" max -25'9" to bay (3.57 min x5.15 max -7.86 to bay)

Double glazed bay window to front, double glazed window to the side, double glass doors to kitchen. modern electric fire and fire place. two central heating radiators, open fire place with wooden mantle.

## Kitchen

11'6" x 7'9" (3.53 x 2.37)

Newly fitted base and wall units in high gloss finish, square edge work top, polycarbonate sink unit with mixer tap over, integrated gas hob, eye level oven and grill plus microwave, integrated fridge freezer, dishwasher, space for integrated washing machine and tumble drier. Spot lights to ceiling, double glazed window and "French" doors to side and rear.

## First Floor

Loft access, obscured glass window to side, Doors to -

## Bedroom One

14'0" x 9'7" (4.28 x 2.93)

Double glazed bay window to front. coving, laminate flooring, built in wardrobes

## Bedroom Two

10'8" x 11'2" (3.26 x 3.42)

Double glazed window to rear, central heating radiator, airing cupboard housing combi boiler. built in storage cupboard

## Bedroom Three

6'6" x 7'1" (2.00 x 2.18)

Double glazed window to front, central heating radiator, coving

## Bathroom

Panelled bath with centre waterfall tap and double rain shower over, glass shower screen, vanity wash hand basin, low level W.C. obscured glass double glazed window to rear. chrome heated towel rail. Fully tiled walls and laminate flooring. spot lights

## Outside

FRONT GARDEN - Forecourt to front

REAR GARDEN - Good sized rear garden with decked area. Large patio area and lawn. Large shed to remain. Gated access to shared driveway. Outside tap and Outside lights

## Tenure

We have been advised leasehold

