



18A Pentwyn Road, Crumlin Gwent NP11 3LN

Guide price £280,000

****EXCEPTIONAL OPPORTUNITY TO ACQUIRE A NEW BUILD PROPERTY**NEW GUIDE PRICE OF £280,000 TO £290,000****

Parkmans are delighted to offer for sale this newly built detached property situated within easy reach of local amenities and major road/rail links to Newport/Cardiff and the M4 Corridor.

The property offers spacious accommodation with two large reception rooms, large kitchen/dining room and Cloakroom/WC. The first floor of the property consists of a family bathroom and five bedrooms, master with en-suite. Externally the property benefits from off road parking for 3/4 cars and surrounding gardens with views.

The property is being offered for sale as a blank canvas at a low guide price of £280,000 to £290,000. There is a further option to purchase your finishing touches to include kitchen with appliances, bathroom fixtures and fittings, internal doors, radiators and flooring to complete this beautiful family home. Further details available upon request.

Must be viewed to fully appreciate.

Tenure: Freehold
EPC: To be confirmed
Council Tax Band: F



Entrance/Hallway

11'5" x 8'0" (3.48 x 2.45)

Cloakroom WC

Reception Room Two

11'3" x 14'2" (3.43 x 4.32)

Kitchen

11'6" x 22'5" (3.51 x 6.84)

Reception Room One

23'3" x 15'9" (7.10 x 4.81)

Stairs/Landing

3'0" x 20'6" (0.93 x 6.26)

Bedroom One

12'9" x 9'4" (3.90 x 2.85)

En Suite

8'7" x 2'11" (2.64 x 0.90)

Bedroom Two

9'10" x 10'3" (3.01 x 3.14)

Bedroom Three

11'3" x 9'4" (3.45 x 2.86)

Bedroom Four

8'2" x 11'8" (2.51 x 3.56)

Bedroom Five

11'7" x 11'9" (3.54 x 3.59)

Family Bathroom

11'7" x 11'9" (3.54 x 3.59)

Tenure: Freehold

EPC: To be confirmed

Council Tax Band: F

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	



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