



6 William Street, Newport NP11 7GY

£150,000

****EXCELLENT FIRST TIME BUY** GATED OFF ROAD PARKING**REDUCED TO SELL****

Parkmans are delighted to offer for sale this three bedroom stone fronted mid terrace property. Located on a quiet residential road in Cwmfelinfach, this lovely property is well positioned close to local amenities, and offers easy road links to main road networks, rail and wonderful scenic walks.

The property offers good size living accommodation comprising of lounge/dining room, fitted kitchen with Sage green Shaker style units and ground floor bathroom. To the first floor are three good size bedrooms. Further benefits are UPVC double glazing and gas central heating. Externally the property benefits from flat enclosed rear lawn garden and gated off road parking.

Viewing is highly recommended at the earliest opportunity.

TENURE: We are advised Freehold
EPC: E
COUNCIL TAX BAND: B



Hallway

UPVC double glazed front door, plaster walls and ceiling, laminate flooring, stairs to first floor.

Lounge/Dining Room

22'8" x 13'4" (6.93 x 4.07)

UPVC double glazed windows to front and rear, plaster walls and ceiling, radiators, power points, laminate flooring, under stairs storage cupboard.

Kitchen

10'5" x 8'8" (3.19 x 2.65)

UPVC double glazed door and window to side, plaster walls and ceiling, fitted with a range of Sage green Shaker style base and wall units, roll edge work surfaces over, ceramic hob, integrated microwave, eye level oven, polycarbonate bowl and a half drainer sink with mixer spray tap, space for washing machine and dishwasher or tumble dryer, space for fridge/freezer, vinyl Herringbone style flooring, power points, roof access hatch.

Bathroom

5'1" x 8'3" (1.57 x 2.52)

UPVC double glazed obscured window to rear, white P shaped bath with shower over, close couple WC, pedestal wash hand basin, radiator, vinyl Herringbone style flooring.

Landing

13'0" x 5'7" (3.98 x 1.72)

UPVC double glazed window to rear, plaster walls and ceiling.

Bedroom One

11'8" x 8'7" (3.57 x 2.64)

UPVC double glazed window to front, plaster walls and ceiling, power points, radiator, carpeted.

Bedroom Two

9'9" x 10'0" (2.99 x 3.06)

UPVC double glazed window to rear, plaster walls and ceiling, power points, radiator, carpeted, cupboard housing boiler.

Bedroom Three

8'4" x 6'6" (2.56 x 1.99)

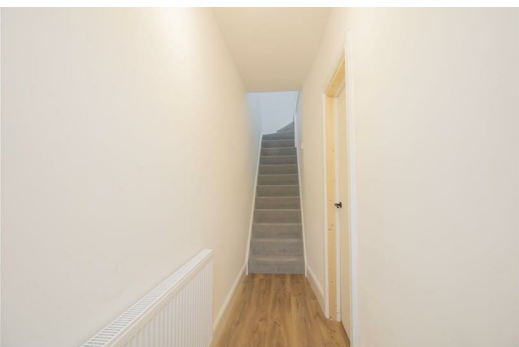
UPVC double glazed window to front, plaster walls and ceiling, power points, radiator, carpeted.

External

Rear Garden - paved area, mainly laid to lawn, enclosed, gated hardstanding providing off road parking.

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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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