



6 Ty Brachty Terrace, Newport NP11 3BU

£135,000

****FANTASTIC FIRST TIME BUY** IMMACULATELY PRESENTED****

Parkmans are delighted to offer for sale this well presented mid terrace property that would make an excellent first time buy.

The property offers an entrance hall, lounge/dining room, good size fitted kitchen and ground floor bathroom. To the first floor are three good size bedrooms. The property further benefits from UPVC double glazing and gas central heating.

Externally the property benefits from a well laid rear garden with patio, artificial lawn and large shed with off road double parking space and fantastic views to rear.

TENURE: We are advised Freehold
EPC: TBC
COUNCIL TAX BAND: A



Entrance Hall

UPVC double glazed front door, plaster walls and ceiling, laminate flooring, glazed door to entrance hall.

Hallway

Plaster walls and ceiling, laminate flooring, radiator, stairs to first floor.

Lounge/Dining Room

20'9" x 12'9" (6.33 x 3.90)

UPVC double glazed windows to front and rear, plaster walls and ceiling, multi fuel burner with sleeper mantle and stone hearth, radiator, power points, laminate flooring.

Kitchen

13'1" x 8'0" (4.01 x 2.45)

Fitted with a range of base and wall units with work surfaces over, polycarbonate bowl and a half drainer sink with mixer tap, splash back tiling, hob, electric oven, chimney style extractor, plumbing for automatic washing machine, space for dishwasher or dryer, space for fridge/freezer, UPVC double glazed window to side, power points,

Lobby

Plaster walls and ceiling, radiator, UPVC double glazed door to rear.

Bathroom

7'8" x 9'8" (2.35 x 2.96)

Fitted white suite comprising of panel bath with shower over, twin sinks inset units, low level WC, fully tiled, radiator, wood tile flooring, UPVC double glazed obscured window to rear.

Landing

Plaster walls and ceiling, UPVC double glazed window to rear, carpeted, storage cupboard.

Bedroom One

12'4" x 8'8" (3.78 x 2.65)

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

Bedroom Two

8'3" x 10'3" (2.54 x 3.14)

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

Bedroom Three

9'2" x 6'8" (2.80 x 2.05)

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

External

Enclosed rear garden, paved area, steps to patio, artificial lawn, gravelled border, large shed leading to rear lane providing double 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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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