



**24 Elidyr Road, Newport
NP11 3EE**

Guide price £300,000

****REDUCED GUIDE PRICE £300,000 TO £314,950**UNIQUE OPPORTUNITY TO PURCHASE A PARCEL OF LAND WITH OUTLINE PLANNING PERMISSION AND AN EXISTING SEMI DETACHED HOUSE****

Opportunity to purchase land adjacent to 24 Elidyr Road, Treowen along with an existing semi detached house. The land has outline planning granted to build a detached property and the existing semi detached house offers good size accommodation comprising of two reception rooms, good size kitchen, ground floor bathroom and with three good size bedrooms.

Situated in a desirable location at the end of this quiet street, this house and land offers a perfect blend of tranquillity and accessibility and perfect opportunity for development.

Please see Caerphilly Council planning portal for outline planning information 24/0438/OUT.

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



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 CO2 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 CO2 emissions		
England & Wales EU Directive 2002/91/EC 		








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