



## 33 Nantcarn Road, Newport NP11 7EU

**£120,000**

**\*\*EXCELLENT FIRST TIME BUY/INVESTMENT PROPERTY\*\***

Nestled on Nantcarn Road in the charming area of Cwmcam, Newport, this mid-terrace house presents an excellent opportunity for both first-time buyers and investors. The property boasts three well-proportioned bedrooms, lounge/dining room, kitchen and first floor bathroom. The layout of the house is both practical and inviting, ensuring that every corner is utilised effectively.

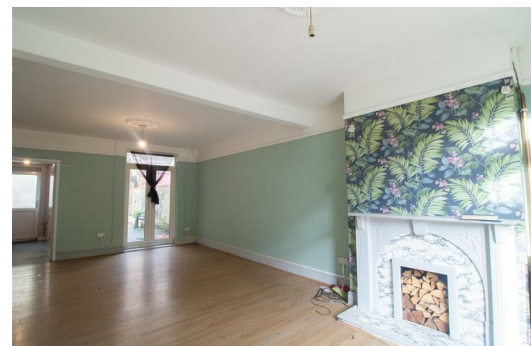
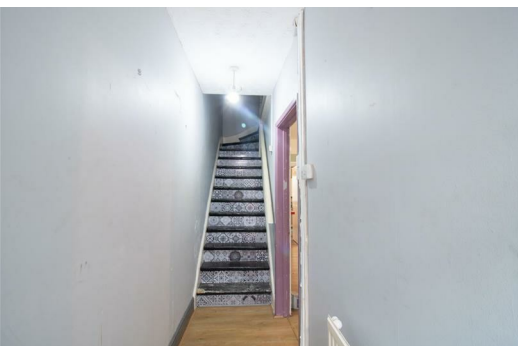
Cwmcam is known for its picturesque surroundings and community spirit, making it an ideal location for those who appreciate a blend of tranquillity and accessibility. The area offers a range of local amenities, including shops, schools, and recreational facilities, all within a short distance as well as Cwmcam Forest Drive, ideal for those who love the outdoors.

Do not miss the chance to make this charming mid-terrace house your new home.

Tenure: We are advised Freehold

Council Tax Band: B

EPC: D



Entrance hall

UPVC double glazed door to front, wallpapered walls, textured ceiling, laminate floor, radiator, wooden stairs to first floor.

Lounge/dining room

12'6" x 23'11" (3.83 x 7.31)

UPVC double glazed patio doors to front and rear, wallpapered walls, plastered ceiling, laminate flooring, fire place surround, radiators, power points.

Kitchen

9'0" x 11'0" (2.76 x 3.36)

UPVC double glazed window to side and door to rear, matching base and wall units, roll edge worktop, stainless steel sink with drainer and mixer tap, wood panel walls, textured ceiling, radiator, power points.

Landing

Wallpapered walls and ceiling, carpet tiles to floor, power point, stairs to loft.

Bedroom 1

12'4" x 10'0" (3.78 x 3.07)

UPVC double glazed window to front, wallpapered walls, plastered ceiling, carpet, radiator, power points.

Bedroom 2

10'0" x 11'9" (3.07 x 3.59)

UPVC double glazed window to rear, wallpapered walls, textured ceiling, carpet tiles to floor, radiator, power points.

Bedroom 3

9'0" x 5'8" (2.76 x 1.74)

UPVC double glazed window to front, plastered walls and ceiling, carpet tiles to floor, radiator, power points.

Bathroom

9'1" x 10'5" (2.79 x 3.18)

UPVC double glazed obscured windows to side and rear, panel bath, low level w/c, pedestal hand wash basin, separate shower, panel walls, wallpapered ceiling, vinyl floor, radiator.

External

To Front: Steps to property  
To Rear: Patio slabbed area, shed, steps leading to rear access.

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 <sub>2</sub> ) 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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