



**8 Stanley Street, Cwmfelinfach, Ynysddu, Newport, NP11 7HF**  
**Guide Price £130,000**

**\*\* GUIDE PRICE £130,000-£140,000\*\* NO ONWARD CHAIN \*\* TWO BEDROOM MID-TERRACED HOME \*\***

Nestled in the charming village of CWMFELINFACH this delightful TWO BEDROOM MID-TERRACED HOME on STANLEY STREET offers a perfect blend of comfort and convenience. The property boasts a generous OPEN PLAN LOUNGE AND DINING AREA, ideal for both relaxation and entertaining. The galley-style FITTED KITCHEN is practical and well-equipped, making meal preparation a pleasure. On the ground floor, you will find a convenient WC, while the first floor features walk in SHOWER SUITE, ensuring that all your needs are met. Both bedrooms are SPACIOUS DOUBLES, providing ample room for rest and personal space. One of the standout features of this property is the low maintenance REAR GARDEN, which offers a private outdoor retreat, perfect for enjoying the fresh air without the burden of extensive upkeep. Additionally, the property is offered with NO ONWARD CHAIN, making it an attractive option for those looking to move swiftly. The location is particularly advantageous, with nearby LOCAL TRANSPORT links and MAJOR ROAD providing easy access to surrounding areas. This home is an excellent opportunity for first-time buyers, small families, or investors seeking a property in a friendly community. Don't miss the chance to make this lovely house your new home.

EPC - C  
COUNCIL TAX- B (Caerphilly)



70 Tredgar Street Risca NP11 6BW  
**Telephone:** 01633 838888 **Email:** risca@sageandco.co.uk

## ENTRANCE

Enter through double glazed front door.

## ENTRANCE PORCH

Accessible from street via uPVC front door. Consumer unit and gas meter present. Leads to;

## LOUNGE/DINER

21'7" x 15'2" (6.60 x 4.64)

Family lounge/diner to front aspect with double glazed uPVC window and back door. Open to stairs for first floor landing with access to ground floor WC under stairs. Twin central heating radiator. Open to;

## KITCHEN

10'11" x 7'2" (3.34 x 2.19)

Galley style kitchen with high and low base storage units with high gloss finish, marble effect rolled worktops and double stainless steel sink complete with chrome mixer taps over. Tiled splash back surround. Double glazed uPVC windows to rear and side aspects. Gas combination boiler present. Loft hatch accessible for extension roof space.

## GROUND FLOOR W/C

6'7" x 2'6" (2.01 x 0.78)

Ground floor WC suite under stairwell from the lounge/ diner. Sink with base storage units and chrome mixer taps over.

## STAIRS TO THE FIRST FLOOR - LANDING

Open to stairs for first floor landing with double glazed uPVC window to rear. Access to;

## BEDROOM ONE

8'1" x 12'3" (2.48 x 3.75)

Double bedroom to front aspect complete with double glazed uPVC window and twin central heating radiator.

## BEDROOM TWO

10'5" x 9'0" (3.18 x 2.76)

Double bedroom to rear aspect complete with double glazed uPVC window and twin central heating radiator.

## BATHROOM

7'6" x 9'4" (2.29 x 2.85)

Bathroom in the process of upgrading to walk in shower suite with front aspect double glazed obscure, uPVC window, twin central heating radiator and loft hatch to main roof.

## OUTSIDE

Large level patio area with views over the mountains beyond, gated access to rear lane.

## TENURE

We are advised that this property is FREEHOLD.

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 CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

