



30 Twyncarn Road, Pontywaun, Cross Keys, Newport, NP11 7DU

Guide Price £150,000

**** GUIDE PRICE £150,000 - £160,000 ** OFF ROAD PARKING ** NO ONWARD CHAIN ** END OF TERRACED COTTAGE ** TWO BEDROOMS PLUS OFFICE ** GENEROUS REAR GARDEN ** CLOSE TO AMENITIES ** NEARBY TRANSPORT LINKS ****

Nestled on Twyncarn Road in the popular area of Pontywaun, this delightful END TERRACE COTTAGE presents an excellent opportunity for both first-time buyers and those seeking a cosy cottage retreat. The property boasts open plan living/dining room, perfect for entertaining guests or enjoying quiet evenings at home. With two well-proportioned bedrooms, this residence offers ample space for relaxation and rest with the added convenience of SEPARATE OFFICE SPACE. The bathroom is conveniently located on the first floor, ensuring comfort and practicality for everyday living. One of the standout features of this home is the parking space available for two vehicles, a rare find in many urban settings, providing ease and convenience for residents and visitors alike. This property is ideally situated, offering a blend of tranquillity and accessibility, making it a perfect choice for those looking to enjoy the benefits of suburban living while remaining close to local amenities and transport links. In summary, this end terrace house on Twyncarn Road is a wonderful opportunity to create a warm and welcoming home in a desirable location. Don't miss the chance to make this property your own.

EPC - D
COUNCIL TAX - B (Caerphilly)



Lakeside House,
Cwmbran NP44 3GA
E: cwmbran@sageandco.co.uk

T: 01633 838888
www.sageandco.co.uk



65 Tredegar Street,
Risca NP11 6BW
E: risca@sageandco.co.uk



ENTRANCE PORCH

5'0" x 5'7" (1.53 x 1.71)

Half brick and half uPVC to front aspect with double glazing, door to side aspect, leads to;

ENTRANCE HALL

Access via uPVC front door from porch, open to stairs for first floor, consumer unit present.

LIVING/DINING ROOM

9'10" x 23'4" (3.01 x 7.13)

Double glazed bay window to the front, feature fireplace with electric fire, two central heating radiators, under stairs cupboard with Low level WC, door through to

KITCHEN

8'6" x 7'8" (2.60 x 2.36)

Range of high and low base storage units with marble effect rolled worktop, inset stainless steel sink with drainer and mixer tap over, electric hob and eye level double oven, plumbing for automatic washing machine, space for fridge, rear aspect double glazed uPVC window to the rear double glazed door to the side.

LANDING

Open to stairs from ground floor, loft hatch, storage cupboard with access to gas combi boiler, twin radiator, leads to;

BEDROOM ONE

10'5" x 11'2" (3.20 x 3.42)

Double bedroom to front aspect offering double glazed uPVC window, single radiator.

BEDROOM TWO

10'7" max 5'6" min x 9'6" max 6'5" min (3.25 max 1.69 min x 2.92 max 1.97 min)

"L" shaped " room to rear aspect offering double glazed uPVC window, single radiator, inbuilt storage cupboards.

OFFICE/ STUDY

5'9" x 5'4" (1.77 x 1.64)

Two double glazed windows to the front, central heating radiator.

BATHROOM

7'6" x 5'0" (2.29 x 1.54)

Panelled bath with hand held mixer tap and shower over, low level WC, wall mounted wash hand basin, obscure double glazed window to the rear, airing cupboard housing combi boiler.

OUTSIDE

FRONT: Forecourt area with planted shrubs, access to side gully to rear via uPVC door, gated access to front wall boundary.
REAR: Generous rear garden with concrete patio, planing beds, pathway onto decked area, range of storage sheds and views of local scenery. Rear gated access to double hard stand with rear lane access,

PARKING

Rear lane access onto double hard stand.

TENURE

We are advised FREEHOLD.

