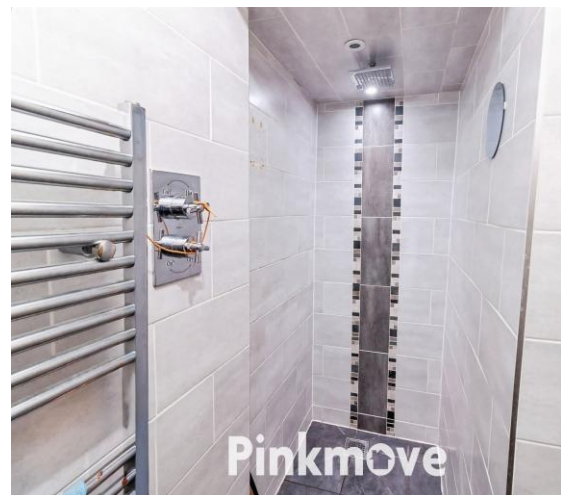




Aotearoa Duffryn

Guide Price £200,000 to £210,000

- Rear Patio Garden
- Off Road Parking
- Converted Loft Space
- Downstairs Shower Room and Family Bathroom
- Cottage Feel with Tranquil Surroundings
- Good Transport Links
- Close to Local Shops, Woodland Walks and Park Areas



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team@pinkmove.co.uk



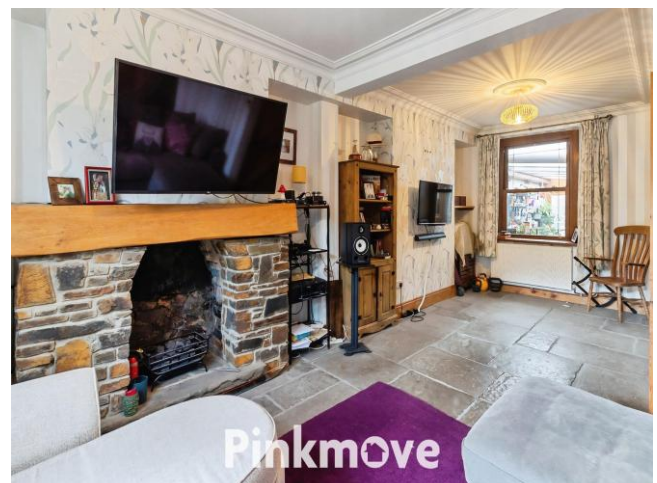
About the property

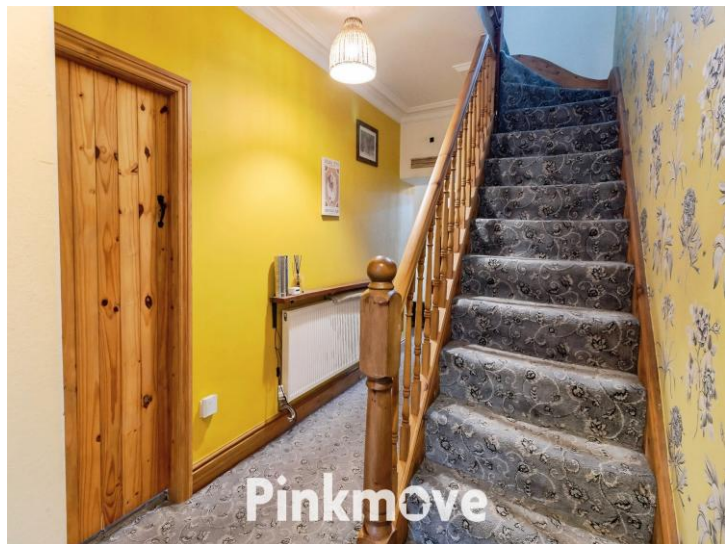
This charming two-bedroom terraced home on Duffryn Terrace, Wattsville offers a warm cottage feel, enhanced by flagstone flooring on the ground floor and rustic wooden features throughout. The property opens into a spacious lounge/diner to the front, leading through to a large rear kitchen and an adjacent sunroom/greenhouse ideal for relaxing or cultivating plants. A convenient downstairs shower room is neatly positioned beneath the stairs.

Upstairs, the first floor provides two versatile bedrooms, including a master bedroom with its own walk-in wardrobe, along with a well-appointed family bathroom. The converted loft adds further flexibility, making an excellent space for storage, a playroom, or a home office. Outside, the rear patio garden offers a peaceful outdoor retreat, while off-road parking is available just beyond the property.

The setting is a highlight of this property, with a park in the immediate vicinity, nearby woodland walks, mountain views, and a river flowing past the front, creating a tranquil backdrop.

Wattsville benefits from convenient local amenities and community services. The closest primary school is Waunfawr Primary, approximately one mile away, with Bedwas High School around 2.5 miles from the property. Transport links are easily accessible, with bus stops nearby and Crosskeys railway station located roughly two kilometres away for travel into Newport and beyond.





Accommodation

Lounge/Diner

23' 2" x 13' 1" (7.06m x 3.99m)
Max Measurements

Kitchen

18' 5" x 9' 8" (5.61m x 2.95m)

Conservatory

16' 2" x 5' 11" (4.93m x 1.80m)

Downstairs Shower

8' 3" x 3' 8" (2.51m x 1.12m)
Max Measurements

Bedroom 1

12' 9" x 8' 9" (3.89m x 2.67m)

Bedroom 2

9' 8" x 7' 5" (2.95m x 2.26m)

Bathroom

6' 1" x 11' (1.85m x 3.35m)

Loft Space

15' 5" x 15' 5" (4.70m x 4.70m)

Agents Note:

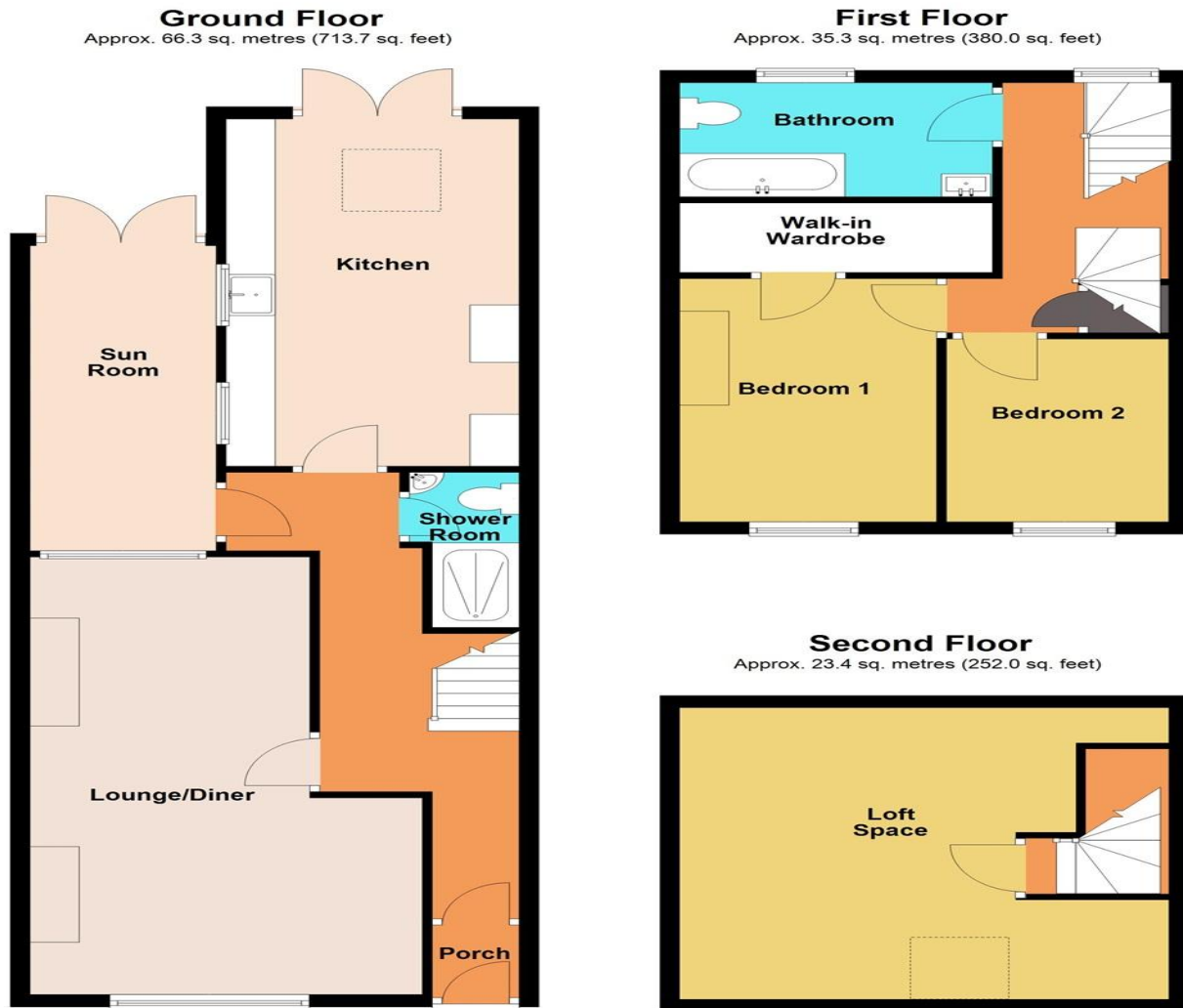
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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Floorplan



Total area: approx. 125.0 sq. metres (1345.6 sq. feet)
15 Duffryn Terrace

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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