Putting you & your property first



13 Mill Court, Hafodyrynys, Crumlin, Newport, NP11 5DS

Guide Price £300,000

GUIDE PRICE £300,000 TO £325,000 **NO ONWARD CHAIN**
Nestled in the tranquil cul-de-sac of Mill Court, Hafodyrynys, this SPACIOUS DETACHED HOME offers a perfect blend of comfort and convenience. With FOUR GENEROUS SIZED BEDROOMS (the master benefiting from ensuite facilities) this property is ideal for families seeking ample living space. The TWO RECEPTION ROOMS provide versatile areas for relaxation and entertainment, ensuring that there is plenty of room for everyone to enjoy.
The house features a modern KITCHEN/DINER which is designed for functionality, making meal preparation a delight. Additionally, the property also boasts a SPACIOUS LEVEL REAR GARDEN together with a GARAGE AND DRIVEWAY with parking space for up to three vehicles, providing ease and security as well as additional storage.
The peaceful surroundings of this location make it an excellent choice for those looking to escape the hustle and bustle of city life while still being within easy reach of local amenities and good transport links. Mill Court is a charming area that offers a sense of community and a safe environment for children to play.
This detached house is not just a home; it is a sanctuary where you can create lasting memories. With its spacious layout and desirable features it presents a wonderful opportunity for anyone looking for a spacious family home. Book your viewing today not to miss out.
COUNCIL TAX BAND: C
EPC RATING: TBC







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ENTRANCE
Enter through a composite front door

ENTRANCE HALL
Stairs to first floor, wooden flooring, central heating radiator, under stairs storage cupboard, doors to:-

DINING ROOM/SECOND SITTING ROOM
11'11" x 11'3" (3.64 x 3.45)
Double glazed window to front, central heating radiator, wooden flooring. spotlighting.

LIVING ROOM
11'4" x 21'5" (3.47 x 6.55)
Double glazed window to front, double glazed "French" door to rear, feature fireplace, two central heating radiators, spotlighting.

GROUND FLOOR WC
Low level WC, wall mounted wash hand basin, central heating radiator, obscured double glazed window to rear, spotlighting.

KITCHEN
10'1"in 14'9" max x 7'9"in x 15'10" (3.08min 4.51 max x 2.38min x 4.84)
Fitted with a range of base and wall units, rolled edge work surfaces, inset stainless steel sink unit, with mixer tap over. Space for fridge freezer, inset gas hob and electric oven, double glazed window to side. Double glazed "French" doors to rear, central heating radiator, storage cupboard. spotlights and tiled floor.

UTILITY ROOM
Fitted with base units, rolled edged work surfaces, plumbing for automatic washing machine, wall mounted boiler, double glazed door, tiled floor and spotlights.

STAIRS TO FIRST FLOOR - LANDING
Central heating radiator, Airing cupboard housing hot water cylinder door to :-

BEDROOM ONE
11'6" x 11'7" (3.53 x 3.55)
Double glazed window to front, central heating radiator, two fitted wardrobes

EN-SUITE SHOWER ROOM
Step in shower cubicle, low level WC, Pedestal wash hand basin, central heating radiator, obscured double glazed window to front.

BEDROOM TWO
7'6" x 9'3" (2.29 x 2.82)
Double glazed window to rear, central heating radiator, fitted wardrobe with sliding doors, loft access

BEDROOM THREE
11'1" x 11'7" (3.40 x 3.55)
Double glazed window to the front central heating radiator, fitted wardrobes,

BEDROOM FOUR
10'9" x 7'7" (3.29 x 2.32)
Double glazed window to rear, central heating radiator, fitted wardrobes

FAMILY BATHROOM
6'11" x 6'3" (2.13m x 1.92)
Panelled bath with hand held shower over. low level WC, pedestal wash hand basin, Central heating radiator, obscured double glazed window to rear. spotlights

OUTSIDE
FRONT: Laurel shrubbed border to front.
SIDE: Gated pedestrian access to rear
REAR: Large level rear garden laid to lawn and patio

GARAGE - PARKING
10'2" x 16'8" (3.11 x 5.10)
Single garage with up and over door, power and light, double driveway (side by side parking)

TENURE
We have been advised freehold









