



## Cefn Road, offers in the region of £220,000

- Deceptively large with cellar
- Three bedrooms
- Updated & improved
- Refitted kitchen and bathroom
- Sought after location
- No onward chain!
- Residents parking to rear
- EPC Rating: C



 3  1  2



## About the property

An exceptional opportunity to acquire this deceptively spacious and beautifully refurbished traditional terraced home, significantly larger than average and perfectly positioned in a highly sought-after and convenient location.

The property has been comprehensively renovated throughout to an outstanding standard, featuring a newly installed central heating system, a contemporary family bathroom, and a stylishly refitted kitchen designed with modern living in mind.

The impeccably presented accommodation includes an inviting entrance porch leading to a welcoming hallway, an elegant lounge, a versatile sitting/dining room, a bright conservatory, a contemporary kitchen/breakfast room, and a convenient cloakroom/WC on the ground floor. The first floor offers three generously sized bedrooms and a refitted family bathroom.

Further benefits include an enclosed rear garden, a useful cellar with an additional WC, and residents' parking to the rear.



## Accommodation

**Entrance Porch**

**Hallway**

**Wc**

**Lounge**

10' 9" x 11' 3" ( 3.28m x 3.43m )

**Sitting Room/Dining Room**

11' 5" x 16' 8" ( 3.48m x 5.08m )

**Kitchen**

12' 11" x 8' 2" ( 3.94m x 2.49m )

**Conservatory**

8' 5" x 6' 8" ( 2.57m x 2.03m )

**Landing**

**Bedroom One**

10' 10" x 10' 6" ( 3.30m x 3.20m )

**Bedroom Two**

11' 6" x 8' 8" ( 3.51m x 2.64m )

**Bedroom Three**

7' 8" x 7' 11" ( 2.34m x 2.41m )

**Bathroom**

**Basement Room**

**Wc**

**Outside**

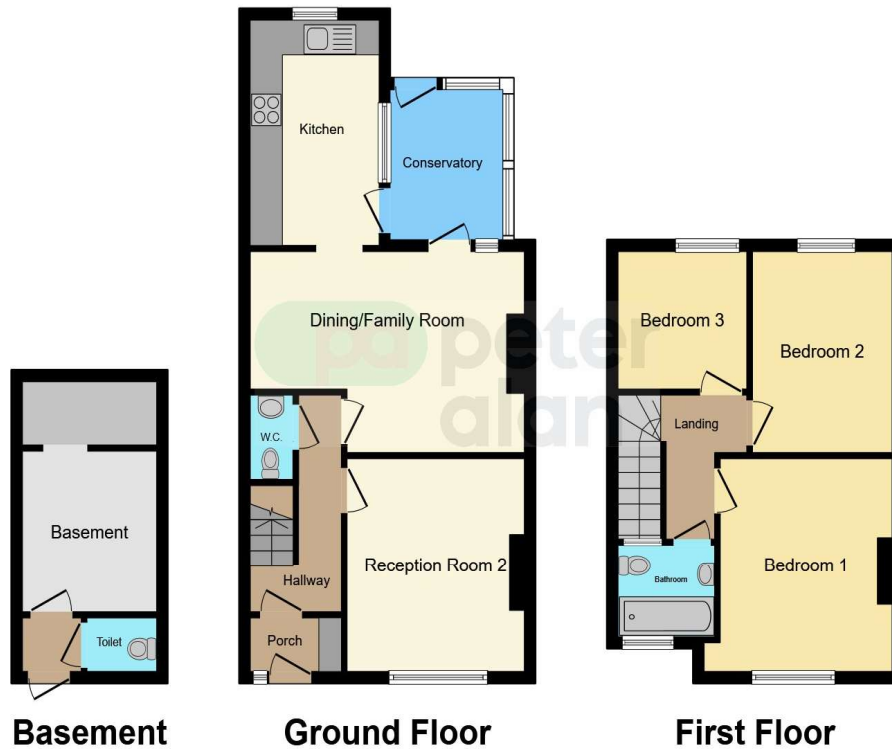
**Agents Note**

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.

01633 221892

newport@peteralan.co.uk

## Floorplan



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