



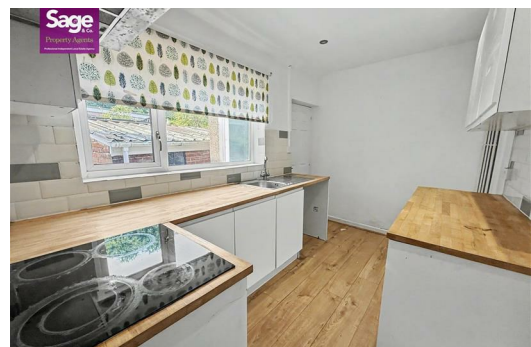
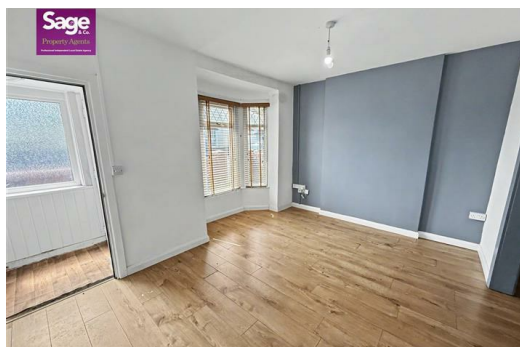
41 Woodland Terrace, Abercarn, Newport, NP11 4SQ
Guide Price £150,000

****GUIDE PRICE £150,000 TO £160,000** **NO ONWARD CHAIN****

Nestled in the charming area of Woodland Terrace, Abercarn, Newport, this delightful SEMI DETACHED HOUSE presents an excellent opportunity for both first-time buyers and those looking to downsize. The property boasts TWO WELL PROPORTIONED BEDROOMS providing ample space for relaxation and rest. Upon entering, you are greeted by a SPACIOUS LIVING AND DINING ROOM perfect for entertaining guests or enjoying quiet evenings at home. The layout is designed to maximise comfort and functionality, making it an ideal setting for family gatherings or intimate dinners.

One of the standout features of this property is the absence of an onward chain, allowing for a smoother and more efficient purchasing process. This is particularly advantageous for those eager to settle into their new home without unnecessary delays. Situated in a popular location, this home benefits from the convenience of local amenities and transport links, ensuring that everything you need is within easy reach. Whether you are looking to explore the scenic surroundings or enjoy the vibrant community, this area has much to offer. In summary, this semi-detached house in Woodland Terrace is a wonderful opportunity to acquire a comfortable and inviting home in a sought-after location. With its spacious living areas and two bedrooms, it is sure to appeal to a variety of buyers. Do not miss the chance to make this property your own.

EPC RATING: D
COUNCIL TAX BAND: B



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ENTRANCE

Enter through a double glazed front door

ENTRANCE PORCH

Double glazed window to the front and door leading to the living room.

LIVING ROOM

13'10" x 10'0" (4.24 x 3.06)

Double glazed bay window to the front, central heating radiator, under stairs storage cupboard, laminate flooring

DINING ROOM

11'3" x 10'5" (3.45 x 3.19)

Double glazed window to the rear, central heating radiator, stairs to the first floor.

KITCHEN

7'1" x 11'5" (2.16 x 3.50)

Fitted with a range of high gloss base and wall units with a solid wood work surface, integrated stainless steel sink unit with mixer tap over, inset electric hob and oven, plumbing for automatic washing machine, space for fridge freezer, double glazed window to side, loft access.

OUTER PORCH

Double glazed door to the rear, central heating radiator

GROUND FLOOR SHOWER ROOM

7'0" x 6'3" (2.15 x 1.91)

Double shower cubicle, vanity wash hand basin, chrome towel rail, central heating radiator, walls and floors tiled, obscured double glazed window to the rear.

GROUND FLOOR WC

Low level WC, wall mounted wash hand basin, central heating radiator

STAIRS TO FIRST FLOOR-LANDING

Central heating radiator, loft access doors to bedroom one.

BEDROOM ONE

14'2" x 8'2" min 11'4" max (4.34 x 2.51 min 3.46 max)

Two double glazed windows to the front, central heating radiator

BEDROOM TWO

11'3" x 10'1" (3.45 x 3.09)

Double glazed window to the rear, central heating radiator, storage cupboard, separate airing cupboard housing combi boiler

OUTSIDE

FRONT: Forecourt to the front

SIDE: Pedestrian access to rear.

REAR: Level rear garden laid with Cotswold Stone, large storage shed.

TENURE

We have been advised freehold.

