Sage & Co.
Property Agents

12 Chepstow Rise, Croesyceiliog, Cwmbran, NP44 2PY

Asking Price £190,000

Situated in the sought-after location of Chepstow Rise, Croesyceiliog, this well-presented TWO BEDROOM END-TERRACE property offers an excellent opportunity for first-time buyers or young families alike.
The ground floor accommodation comprises a generously sized living room, enhanced by three windows that flood the space with natural light, creating a bright and welcoming atmosphere. There is a fitted kitchen, a practical utility room, and the added convenience of a ground floor WC.
To the first floor, the property offers two spacious bedrooms and a modern family bathroom suite, all finished to a good standard.
Externally, the home benefits from a large, enclosed rear garden designed for low maintenance, providing the perfect setting for relaxing or entertaining family and friends.
Ideally positioned close to well-regarded schools, Cwmbran Town Centre, and the A4042, the property is perfectly suited for commuters and those seeking convenient access to local amenities.

Early viewing is highly recommended.
EPC Rating: D Council Tax Band: C

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Entrance
Part glazed composite front entrance door

Entrance Hall
Double radiator, stairs to first floor, ceramic tile flooring, door to;

Utility Room
5'5" x 5'4" (1.66 x 1.65)
Fitted with eye level wall units, plumbing for automatic washing machine, space for tumble dryer, roll edge work surfaces over, door to;

W.C.
2'9" x 5'7" (0.86 x 1.72)
Low level WC, wall mounted wash hand basin, vertical radiator, inset spot lights to ceiling

Living Room
16'4" x 10'11" (5.00 x 3.33)
Double glazed window to front, side and rear aspects, two radiators, coving

Kitchen
10'7" x 8'8" (3.23 x 2.65)
Fitted with a range of base and eye level wall units, roll edge work surfaces, inset stainless steel sink unit, inset gas hob, stainless steel filter hood over, two ovens, ceramic tile splashbacks, space for dishwasher, fitted cupboards to one wall and fridge/freezer, under stair storage cupboard, coving, inset spot lights to ceiling, part glazed door and double glazed window to rear

First Floor
Double glazed window to rear, doors to;

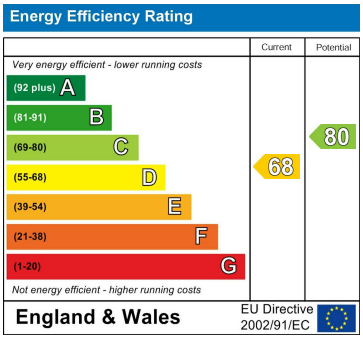
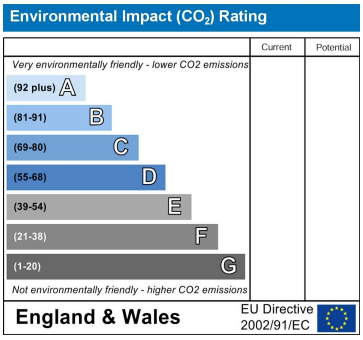
Bedroom One
16'4" x 9'6" (5.00 x 2.92)
Double glazed window to front and rear aspects, two radiators

Bedroom Two
10'2" x 8'9" (3.12 x 2.68)
Double glazed window to front with panoramic views, radiator, two storage cupboards, one housing boiler

Bathroom
5'10" x 5'8" (1.78 x 1.75)
Three piece suite comprising; panelled bath with mains shower over, pedestal wash hand basin, low level WC, fully ceramic tile walls, double radiator, obscure double glazed window to rear, coving

Outside
Steps leading to front entrance door, laid to slate chippings, side gate access to rear.

Enclosed tiered rear garden with wooden fencing. Lower level laid to patio with raised bed of slate chippings, upper level laid to lawn and patio, garden shed with power and light connected. Tap connected.

Tenure
We have been advised that the property is Freehold, to be verified.

Measurements and floorplans are supplied as guidance and must be considered as approximate only