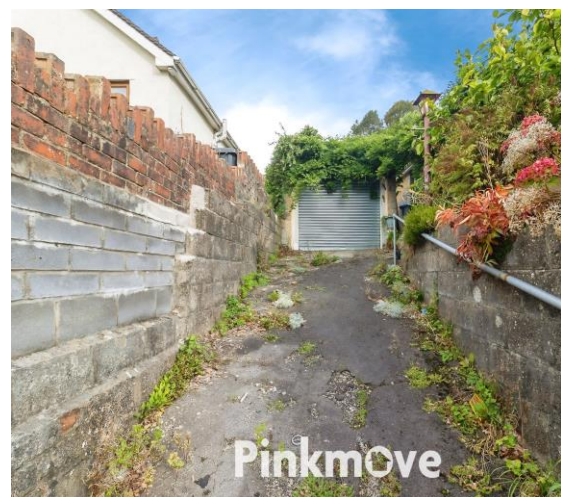




## West Winds Rectory

**Guide Price £170,000 to £175,000**

- Two Bedroom Dormer-Bungalow
- Single Garage with Driveway
- Front and Rear Garden
- Close to Schools, Shops and Leisure Facilities
- Good Transport Links
- EPC Rating: D



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## About the property

Introducing this dormer-style semi-detached bungalow located on Rectory Road in the heart of Crumlin, offering excellent potential for renovation and personalisation. This versatile property provides generous accommodation across two floors, making it an ideal opportunity for buyers looking to create a bespoke home in a well-connected village setting.

The ground floor features a living room, a separate dining room, a second bedroom, a family bathroom, and a kitchen with access to the rear garden.

Upstairs, the dormer level hosts the main bedroom and useful loft storage, offering scope for further development subject to planning. Externally, the property benefits from a single garage and driveway to the front, providing off-road parking. The front and rear gardens offer ample outdoor space, with potential to landscape, making it ideal for those with a creative vision.

Situated in a quiet residential area, the bungalow enjoys close proximity to local amenities including shops, takeaways, and a convenience store within walking distance. Sofrydd Primary School is just 390 yards away, and Newbridge School is approximately 1.3 miles, making this a practical choice for families. Llanhilleth and Newbridge railway stations are both around 1.3 miles from the property, offering direct links to Cardiff and surrounding areas. Road connections via the A467 and A4042 provide easy access to Newport, Cwmbran, and the M4 corridor.







## Accommodation

### Living Room

10' 10" x 14' 11" ( 3.30m x 4.55m )

### Dining Room

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

### Kitchen

10' 10" x 8' 10" ( 3.30m x 2.69m )

### Bathroom

6' 9" x 5' 1" ( 2.06m x 1.55m )

### Bedroom 1

15' 4" x 14' 5" ( 4.67m x 4.39m )

Max Measurements

### Bedroom 2

11' x 11' 4" ( 3.35m x 3.45m )

Max Measurements

### 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.

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## Floorplan

### Ground Floor

Approx. 75.6 sq. metres (813.7 sq. feet)



### First Floor

Approx. 37.2 sq. metres (400.3 sq. feet)



**Total area: approx. 112.8 sq. metres (1214.0 sq. feet)**

### Rectory Villas

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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