



**Sage**  
& Co.  
Property Agents

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Professional Independent Local Estate Agency



**2 William Street, Crumlin, Newport, NP11 3DS**  
**Offers In Excess Of £120,000**

**\*\*REAVAILABLE\*\* \*\*OFFERS OVER £120,000\*\***

Sage and Co are delighted to offer FOR SALE this STONE FRONTED MID TERRACE PROPERTY in the village of Crumlin.

Inside, you will find a well-designed layout featuring three spacious bedrooms, perfect for accommodating family members or guests. The ground floor offers TWO RECEPTION ROOMS together with a modern family bathroom

The level rear garden is a wonderful addition, offering a private outdoor space for children to play or for you to enjoy a peaceful moment in the fresh air.

This property is not only a lovely home but also benefits from its prime location, with local amenities and transport links within easy reach. With its blend of traditional charm and modern living, this stone-fronted mid terrace house is a must-see for anyone looking to settle in the vibrant community of Crumlin. This property would suite a FIRST TIME BUYER OR SOMEONE LOOKING TO INVEST

Don't miss the chance to make this delightful property your own.

COUNCIL TAX BAND: B

EPC RATING: E



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## ENTRANCE

Enter through a double glazed front door.

## ENTRANCE PORCH

Spot lighting, door to:

## ENTRANCE HALLWAY

Central heating radiator, stairs to the first floor, doors to:

## LIVING ROOM

9'6" x 9'2" (2.91 x 2.80)

Double glazed window to the front, central heating radiator.

## DINING ROOM

9'7" x 10'5" (2.94 x 3.19)

Window to the rear, central heating radiator.

## KITCHEN

7'8" x 7'9" (2.34 x 2.38)

A range of base and wall units, rolled edge work surface, central heating radiator, under stairs storage cupboard, door and window to the side.

## UTILITY /KITCHEN

5'2" x 7'10" (1.58 x 2.39)

A range of base units, rolled edge work surface, inset stainless steel sink unit, mixer tap over, integrated electric hob and oven, plumbing for automatic washing machine, double glazed door and window to the rear.

## FAMILY BATHROOM

Panelled bath, low level WC, vanity wash hand basin, central heating radiator, obscure double glazed window to the rear, walls and floor tiled.

## STAIRS TO THE FIRST FLOOR - LANDING

Loft access, spot lighting, central heating radiator, doors to:

## BEDROOM ONE

13'6" x 9'1" (4.12 x 2.79)

Two double glazed windows to the front, central heating radiator.

## BEDROOM TWO

7'10" x 10'11" (2.40 x 3.33)

Double glazed window to the front,

## BEDROOM THREE

7'10" x 7'3" (2.41 x 2.21)

Double glazed window to the side, central heating radiator, wall mounted combi boiler.

## OUTSIDE

REAR: Level rear garden with storage shed and access to the rear lane.

## TENURE

We have been advised freehold

