



## 9 Maes Gwyn, Newport NP11 4HU

**Asking price £160,000**

**\*\*EXCELLENT FIRST TIME BUY\*\* THREE BEDROOM SEMI DETACHED HOUSE\*\***

Nestled in the charming area of Maes Gwyn, Pentwynmawr, this delightful semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms with fitted wardrobes, this property is ideal for families or those seeking extra space. The two inviting reception rooms provide ample opportunity for relaxation and entertaining, making it easy to host friends and family. The layout of the home is both practical and welcoming, ensuring that every corner is utilised effectively. The property is situated in a peaceful neighbourhood, yet it remains close to local amenities, schools, and transport links, making it an excellent choice for those who value both tranquillity and accessibility.

This semi-detached house in Newbridge, Newport, is not just a place to live; it is a place to create lasting memories. Whether you are a first-time buyer or looking to settle down in a friendly community, this property presents a wonderful opportunity to make it your own. Don't miss the chance to view this lovely home and envision your future in this delightful setting.

TENURE: We are advised Freehold  
COUNCIL TAX BAND: B  
EPC: E



## Entrance

UPVC double glazed door to front, plastered walls, dado rail, textured ceiling, wood effect tile floor, carpeted stairs to first floor.

## Reception Room

15'5" x 10'6" (4.7 x 3.21)

UPVC double glazed window to front, plastered walls, textured ceiling, gas fire place, carpet, radiators, power points.

## Dining Room

8'2" x 11'5" (2.49 x 3.48)

UPVC double glazed window to front, plastered walls, textured ceiling, dado rail, carpet, radiator, power points.

## Kitchen

7'1" x 8'2" (2.18 x 2.49)

UPVC double glazed window to rear, matching base and wall units, roll edge worktop, gas fitted oven and hob, stainless steel sink with drainer and mixer tap, tile splash back, tiled floor, textured ceiling, power points.

## Hallway

UPVC double glazed window and door to rear, walls half tiled half plastered, textured ceiling, tile floor, radiator.

## Pantry

7'3" x .282'1" (2.22 x .86)

UPVC double glazed window to rear, matching base and wall units, walls half tiled half plastered, textured ceiling, tile floor, power point.

## Landing

Plastered walls, dado rail, textured ceiling, carpet, power points.

## Bedroom 1

12'0" x 9'5" (3.67 x 2.88)

UPVC double glazed window to front, fitted wardrobes, plastered walls, dado rail, textured ceiling, carpet, radiator, power points.

## Bedroom 2

11'10" x 8'2" (3.61 x 2.50)

UPVC double glazed window to front, fitted wardrobes, plastered walls, textured ceiling, carpet, radiator, power points.

## Bedroom 3

7'6" x 8'3" (2.31 x 2.52)

UPVC double glazed window to rear, plastered walls, dado rail, textured ceiling, fitted wardrobes, wooden floor, radiator, power points.

## Bathroom

5'10" x 5'1" (1.8 x 1.56)

UPVC double glazed obscured window to rear, panel bath, vanity hand wash basin unit, walls half tiled half plastered, textured ceiling, heated towel rail, wood effect tile floor,

## W/C

5'4" x .242'9" (1.65 x .74)

UPVC double glazed obscured window to rear, low level w/c, walls half tiled half plastered, textured ceiling, wood tile effect floor.

## External

To Front: Good size tiered garden, with flower bed area, grass lawn area, mature well maintained decorative hedging.

To Side: Grass lawn area and storage sheds.

To Rear: Good size tiered garden, with grass lawn area, flower bed area,

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

