



Graig Cottage The Graig, Cwmcarn, Newport, NP11 7FA
£1,500 Per Calendar Month

Sage & Co are pleased to offer this rarely available, two-bedroom fully furnished detached cottage. Beautifully presented throughout, the property combines character and comfort, making it an ideal home for those seeking a charming and well-maintained residence.


Situated in the popular area of Cwmcarn, the accommodation briefly comprises a modern fitted kitchen, ground floor utility room with wine cooler and integrated dishwasher, comfortable lounge / dining area, and downstairs w/c.


To the first floor are two well-proportioned double bedrooms and shower room. The property also benefits from off road parking and outstanding views across the valley.

AVAILABLE NOW
VIEWING HIGHLY RECOMMENDED



Lakeside House, Llantarnam Parkway, Cwmbran, NP44 3GA
Telephone: 01633 838 888 **Email:** cwmbran@sageandco.co.uk

| 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 | | |
| | 71 | 84 |
| England & Wales EU Directive 2002/91/EC  | | |

| Environmental Impact (CO ₂) Rating | | |
|--|---------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
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| Not environmentally friendly - higher CO ₂ emissions | | |
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