



4 Hillview, Cwmfelinfach, Ynysddu, NP11 7GW
Guide Price £150,000

****GUIDE PRICE £150,000 TO £160,000****

Nestled in the charming village of Cwmfelinfach, Ynysddu, this delightful MID LINK PROPERTY presents an excellent opportunity for families and individuals alike. The property boasts a striking stone front, which adds character and warmth to its exterior.

The heart of the home is a GENEROUS LIVING AND DINING ROOM, perfect for entertaining guests or enjoying quiet family evenings this lovely family home also offers THREE WELL PROPORTIONED BEDROOMS together with a MODERN GROUND FLOOR SHOWER ROOM AND WC.

One of the standout features of this home is its location. Set in a picturesque village, residents can enjoy fabulous views and access to beautiful country walks, making it an ideal setting for those who appreciate nature and outdoor activities. Additionally, the property offers OFF ROAD PARKING to the rear adding to the convenience of village living.

This stone fronted family home is not just a place to live; it is a lifestyle choice, offering a blend of comfort, community, and scenic beauty. Whether you are looking to settle down or invest, this property is certainly worth considering.

EPC RATING: D
COUNCIL TAX BAND: B



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ENTRANCE

Enter through a double glazed front door.

ENTRANCE HALLWAY

Central heating radiator, stairs to the first floor, laminate flooring, under stairs storage cupboard, doors to:

LIVING/DINING ROOM

10'0" x 26'6" to chimney breast (3.05 x 8.10 to chimney breast)

Double glazed bay window to the front, double glazed window to the rear, two central heating radiators, feature fireplace with electric fire, coved ceiling.

KITCHEN

Fitted with a range of base units, inset stainless steel sink unit, central heating radiator, plumbing for automatic washing machine, space for gas cooker, loft access, double glazed window to the side.

GROUND FLOOR SHOWER ROOM

Newly fitted shower room with step in shower cubicle, vanity wash hand basin, central heating radiator, double glazed window to the rear.

OUTER PORCH

Double glazed door and window to the rear.

WC

Low level WC, corner wall mounted wash hand basin, central heating radiator, obscure double glazed window to the rear, spot lighting.

STAIRS TO THE FIRST FLOOR - LANDING

Double glazed window to the rear, doors to:

BEDROOM ONE

Double glazed window to the front, central heating radiator, stripped floorboards.

BEDROOM TWO

Double glazed window to the rear, central heating radiator, stripped floorboards.

BEDROOM THREE

Double glazed window to the front, central heating radiator, stripped floorboards. loft access.

OUTSIDE

FRONT; Forecourt to front

REAR: Seating area with steps leading down to lawn and shrubbed rear garden, off road parking with gate leading to rear lane.

CELLAR: Good size cellar area with wall mounted combi boiler.

TENURE

We have been advised freehold.

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 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			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

