



9 Park Street, Cwmarn, Newport, NP11 7EL

Guide Price £175,000

**** GUIDE PRICE £175,000 - £195,000 ** END TERRACED HOME ** THREE DOUBLE BEDROOMS ** DOUBLE GARAGE ** NO ONWARD CHAIN ** RECENTLY REFURBISHED ****

Nestled in the charming area of Park Street, Cwmarn, Newport, this delightful end terrace house offers a perfect blend of comfort and convenience. The property features three well-proportioned double bedrooms, making it an ideal home for families or those seeking extra space. Upon entering, you are welcomed into a spacious open plan reception/dining room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining guests. The layout of the home is thoughtfully designed, ensuring a seamless flow between the living areas and the bedrooms. The property boasts a well-appointed bathroom, catering to the needs of modern living. The modern kitchen area, while not specified, is typically a focal point in homes of this nature, offering ample space for culinary pursuits. One of the standout features of this residence is the parking provision for two vehicles, a valuable asset in today's busy world. This convenience allows for easy access and peace of mind, particularly in a residential area. Cwmarn is known for its picturesque surroundings and community spirit, making it a desirable location for those looking to settle in a friendly neighbourhood. With local amenities and transport links within easy reach, this property presents an excellent opportunity for anyone seeking a comfortable and practical home.

EPC - C
COUNCIL TAX - B (Caerphilly)



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ENTRANCE

Enter through a wooden front door.

ENTRANCE HALLWAY

Exposed stone wall, stairs to the first floor, door to:

LIVING/DINING ROOM

21'11" x 12'7" (6.69 x 3.86)

Double glazed bay window to the front, double glazed window to the rear, two central heating radiators

KITCHEN

10'9" x 8'11" (3.28 x 2.74)

Shaker style kitchen fitted with a range of base and wall units, inset stainless steel sink unit, mixer tap over, space for cooker, space for fridge/freezer, double glazed window to the rear, storage cupboard housing electric consumer unit,

OUTER PORCH

Double glazed door to the rear.

GROUND FLOOR WC

Low level WC, double glazed window to the rear.

FAMILY BATHROOM

Panelled bath with shower over, corner sink unit, double glazed window to the rear.

STAIRS TO THE FIRST FLOOR - LANDING

Loft access (not boarded).

BEDROOM ONE

9'8" x 16'2" (2.96 x 4.93)

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

BEDROOM TWO

11'11" 10'5" (3.64 3.18)

Double glazed widow to the rear, central heating radiator.

BEDROOM THREE

11'2" x 8'11" (3.42 x 2.73)

Double glazed window to the rear, central heating radiator.

OUTSIDE

FRONT: Courtyard to front

SIDE: Pedestrian access to rear.

REAR: Low maintenance rear garden with gated access to rear lane.

GARAGE/STORAGE SHED

Centre opening garage door, door to rear garden.

TENURE

We are advised that this is 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 CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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