



## Cefn Road, offers in excess of £170,000

- Deceptively large
- Three bedrooms
- Three storey
- Sought after location
- Attractive garden
- Views over allotments to rear
- No onward chain!
- EPC Rating: D



 3  1  2



## About the property

An excellent opportunity to acquire this extended and deceptively spacious three-bedroom cottage, ideally situated in a highly convenient and sought-after location. Arranged over three storeys, the property offers versatile living accommodation full of character and charm.

The ground floor features two inviting reception rooms, providing comfortable and flexible living space. On the lower ground floor there is a well-appointed kitchen/breakfast room, a separate utility/store room, a rear porch, and a family bathroom, with direct access leading out to the garden. To the first floor are three bedrooms, all well-proportioned and filled with natural light.

Externally, the property enjoys an attractive garden with pleasant views across neighbouring allotments, offering a private and tranquil outdoor setting. Additional benefits include uPVC double glazing, gas combination central heating, and parking areas located close to the property.

The cottage lies within catchment for excellent local schools and is just a short drive from the M4, providing superb links to Cardiff, Bristol, and beyond. Offered to the market with no onward chain, this delightful home presents an ideal purchase for families, first-time buyers, or those seeking a well-connected setting.



## Accommodation

### Lounge

15' 9" x 10' 3" ( 4.80m x 3.12m )

### Dining Room

11' 3" x 12' 8" ( 3.43m x 3.86m )

### Lower Ground Floor

### Kitchen/Breakfast Room

15' x 10' 2" ( 4.57m x 3.10m )

### Rear Porch

### Bathroom

### Utility Room/Store Room

9' 4" x 10' 8" ( 2.84m x 3.25m )

### First Floor Landing

### Bedroom One

15' 9" x 10' 5" ( 4.80m x 3.17m )

### Bedroom Two

10' 10" x 8' 6" ( 3.30m x 2.59m )

### Bedroom Three

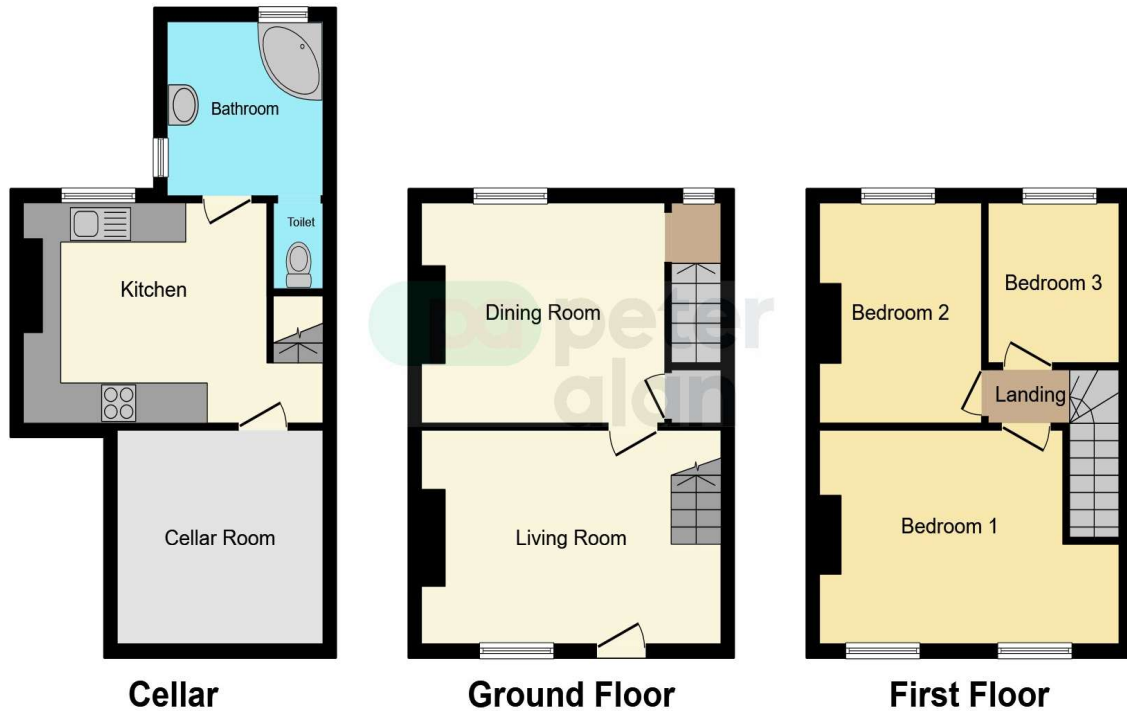
7' 8" x 6' 8" ( 2.34m x 2.03m )

### Rear Garden

01633 221892

newport@peteralan.co.uk

## Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let

