



**2 Marne Street, Cwmcarn, Newport, NP11 7NH**  
**Guide Price £150,000**

**\*\*GUIDE PRICE £150,000 TO £160,000\*\* OFF ROAD PARKING! \*\***

Sage and Co are pleased to offer FOR SALE this THREE BED MID TERRACE property in the popular village of Cwmcarn. The property offers to the ground floor GOOD SIZE LIVING/DINING ROOM, KITCHEN and THE FAMILY BATHROOM. To the first floor are THREE BEDROOMS. Outside offers a patio area with SINGLE GARAGE. The area is well-served by LOCAL AMENITIES, including shops, schools, and excellent transport links, making daily life both easy and enjoyable. The short commute to the M4 provides quick access to Newport, Cardiff, and Bristol, ideal for those who work or wish to explore these vibrant cities. Nature enthusiasts will appreciate the proximity to CWMCARN FOREST DRIVE and the Brecon and Monmouthshire Canal, offering picturesque walks and outdoor activities right on your doorstep.

This property is realistically priced and would ideally suit FIRST TIME BUY book your viewing today not to miss out.

EPC RATNG: D

COUNCIL TAX BAND: B



70 Tredgar Street Risca NP11 6BW

Telephone: 01633 838888 Email: [risca@sageandco.co.uk](mailto:risca@sageandco.co.uk)

## ENTRANCE

Enter through a double glazed front door

## ENTRANCE HALL

Tiled floor and door to:-

## LIVING/DININGROOM

22'7" x 14'3" (6.89 x 4.35)

Double glazed window to both front and rear, three central heating radiators, feature fire place with electric fire (open chimney) laminate flooring and stairs to first floor

## KITCHEN

7'10" x 10'6" (2.40 x 3.21)

Fitted with a range of base and wall units, rolled edged work surfaces, inset stainless steel sink unit with mixer tap over, space for a gas cooker, plumbing for automatic washing machine, space for a fridge freezer, double glazed window to side and central heating radiator.

## INNER PORCH

Double glazed door to side, space for tumble drier

## BATHROOM

7'8" x 5'8" (2.36 x 1.74)

Panelled bath with mixer tap and shower over, vanity wash hand basin, low level W.C. central heating radiator, spotlights, obscured double glazed window to rear

## STAIRS TO FIRST FLOOR LANDING

Doors to:

## BEDROOM ONE

11'3" x 9'1" (3.45 x 2.77)

Double glazed window to rear, double radiator, airing cupboard housing combi boiler

## BEDROOM TWO

13'6" x 7'3" (4.14 x 2.23)

Double glazed window to front, double radiator

## BEDROOM THREE

10'3" x 6'9" (3.14 x 2.06)

Double glazed window to front, double radiator, loft access

## OUTSIDE

FRONT - Forecourt to front

REAR - Patio area with gated access to rear lane.

## OUTSIDE REAR

Patio area with gated access to rear lane

## GARAGE

Single garage with roller shutter doors, double glazed door and window to side.

## TENURE

We have been advised freehold.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D			68
(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	

