



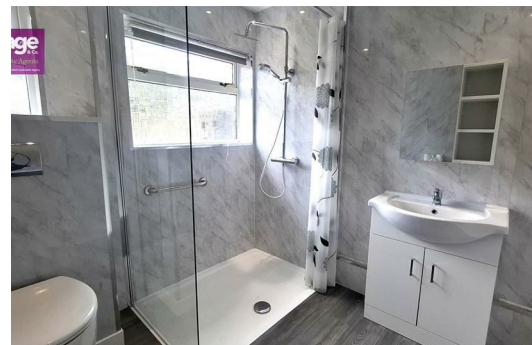
10 Marne Street, Cwmcarn, Newport, NP11 7NH
Guide Price £200,000

****GUIDE PRICE £200,000 TO £210,000** **IDEAL FIRST TIME BUY** **RENOVATED THROUGHOUT****

Nestled in the charming village of Cwmcarn, Newport, this **SPACIOUS END LINK PROPERTY** on Marne Street presents an excellent opportunity for those seeking a modern and comfortable home. Recently **RENOVATED THROUGHOUT** the property boasts **THREE BEDROOMS** making it ideal for families or those looking for extra space. Upon entering, you will find a **SPACIOUS RECEPTION ROOM** with modern **MEDIA WALL** offering a perfect setting for relaxation or entertaining guests. The **NEWLY FITTED KITCHEN** and **MODERN SHOWER ROOM** complements the overall modern aesthetic of the property, ensuring convenience and comfort.

In addition to its appealing interior, this home benefits from a low maintenance rear garden as well as **SPACIOUS GARAGE** ideal for parking or storage. The property is situated close to local beauty spots including the **CWMCARN FOREST DRIVE** and **BRECON AND MONMOUTH CANAL** allowing residents to enjoy the stunning natural surroundings that Cwmcarn has to offer. Whether you fancy a leisurely stroll or an adventurous hike, the nearby landscapes are sure to impress. This end link terrace house is not just a home; it is a lifestyle choice, combining modern living with the charm of village life. With its thoughtful renovations and prime location, it is a must-see for anyone looking to settle in this picturesque area.

EPC RATING: D
COUNCIL TAX BAND: D



70 Tredegar Street Risca NP11 6BW
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ENTRANCE

Enter through a double glazed front door.

ENTRANCE PORCH

Door leading through to

LIVING/DINING ROOM

225 x 144 max (68.58m x 43.89m max)

Double glazed window to the front and rear, feature media wall, alcove shelving with downlighting, under stairs storage cupboard, stairs to the first floor, door through to:

KITCHEN

12'9" x 8'7" (3.89m x 2.62m)

Fitted with modern base and wall units, square edge work surface, inset polycarbonate sink unit with mixer tap over, inset electric hob and oven, integrated dishwasher and fridge/freezer, plumbing for washing machine, central heating radiator, ceramic tiled floor double glazed window to the side, spotlighting.

INNER PORCH

Storage cupboard, double glazed door to the side.

GROUND FLOOR SHOWER ROOM

Fitted with a double walk in shower cubicle, low level WC, vanity wash hand basin, central heating radiator, spot lighting, two double glazed windows to the rear.

STAIRS TO THE FIRST FLOOR - LANDING

Double glazed window to the side, doors to:

BEDROOM ONE

12'4" x 9'2" (3.76m x 2.79m)

Double glazed window to the rear, central heating radiator, airing cupboard housing combi boiler, built in wardrobes.

BEDROOM TWO

13'8" x 7'4" (4.17m x 2.24m)

Double glazed window to the front, central heating radiator.

BEDROOM THREE

10'4" x 6'7" (3.15m x 2.01m)

Double glazed window to the front, central heating radiator.

OUTSIDE

FRONT: Forecourt to front

SIDE: Gated access to rear garden

REAR: Level low maintenance rear garden with patio area and mature shrubs. Gated access to rear lane.

GARAGE

15'5" x 16'8" approx (4.70m x 5.10m approx)

Spacious garage with power and light, side access and double opening front doors from rear lane.

TENURE

We have been advised freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		67	
(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	

