



21 Old Pant Road, Newbridge, Newport, NP11 5BZ
Guide Price £140,000

****GUIDE PRICE £140,000 TO £150,000****

Nestled on Old Pant Road in the charming area of Newbridge, this delightful SEMI DETACHED HOUSE presents an excellent opportunity for those seeking a SPACIOUS FAMILY HOME. The property boasts a spacious reception room, perfect for entertaining guests or enjoying family time.

With THREE BEDROOMS this residence offers ample space for a growing family or those looking to accommodate guests.

One of the standout features of this property is the OFF ROAD PARKING providing convenience and ease for residents and visitors alike. The location is particularly appealing, as it is situated close to local amenities, ensuring that shops, schools, and recreational facilities are just a short distance away.

While the house is in need of some modernisation, this presents a wonderful opportunity for buyers to add their own flair and style, transforming the space into a contemporary haven.

Whether you are a first-time buyer, a growing family, or an investor, this property offers great potential in a desirable area.

Do not miss the chance to make this house your home in Newbridge, where comfort and convenience await.

COUNCIL TAX BAND: A

EPC RATING: D



70 Tredgar Street Risca NP11 6BW
Telephone: 01633 838888 **Email:** risca@sageandco.co.uk

ENTRANCE

Enter through a wooden front door

ENTRANCE PORCH

Windows to side and rear, door to the rear, double glazed door to:

HALLWAY

Stairs to the first floor. central heating radiator, doors to:

LIVING ROOM

14'11" x 9'11" (4.56 x 3.03)

Double glazed window to the front, central heating radiator, feature fireplace, storage cupboard housing electric box

KITCHEN

12'2" x 9'4" (3.72 x 2.85)

Fitted with a range of base and wall units, rolled edge work surface, inset stainless steel sink unit, mixer tap over, plumbing for automatic washing machine, gas cooker point, wall mounted combi boiler, storage cupboard, central heating radiator, double glazed door and window to the rear.

SHOWER ROOM

Corner shower cubicle, vanity wash hand basin, central heating radiator, obscure double glazed window to the rear.

STAIRS TO THE FIRST FLOOR - LANDING

Double glazed window to the side, loft access.

BEDROOM ONE

9'10" x 11'10" (3.01 x 3.61)

Double glazed window to the rear, storage cupboard, central heating radiator.

BEDROOM TWO

9'11" x 12'1" (3.04 x 3.70)

Double glazed window to the front, central heating radiator, fitted furniture

BEDROOM THREE

6'0" x 8'5" (1.85 x 2.59)

Double glazed window to the rear, central heating radiator, over stairs storage cupboard.

FIRST FLOOR WC

Low level WC, obscure double glazed window to the side, central heating radiator.

OUTSIDE

FRONT: Low maintenance garden, Gated driveway for off road parking.

SIDE: Pedestrian access to rear.

REAR: Patio area leading to level lawn, storage sheds with power and light, greenhouse.

TENURE

We have been advised freehold.

