



30 Twyncarn Road, Pontywaun, Cross Keys, Newport, NP11 7DU

Guide Price £150,000

**** GUIDE PRICE £150,000 - £160,000 ** OFF ROAD PARKING ** NO ONWARD CHAIN ** END OF TERRACED COTTAGE ** TWO BEDROOMS PLUS OFFICE ** GENEROUS REAR GARDEN ** CLOSE TO AMENITIES ** NEARBY TRANSPORT LINKS ****

Nestled on Twyncarn Road in the popular area of Pontywaun, this delightful end terrace house presents an excellent opportunity for both first-time buyers and those seeking a cosy cottage retreat. The property boasts two inviting, open plan reception rooms, perfect for entertaining guests or enjoying quiet evenings at home. With two well-proportioned bedrooms, this residence offers ample space for relaxation and rest with the added convenience of separate office space. The bathroom is conveniently located on the first floor, ensuring comfort and practicality for everyday living. One of the standout features of this home is the parking space available for two vehicles, a rare find in many urban settings, providing ease and convenience for residents and visitors alike. This property is ideally situated, offering a blend of tranquillity and accessibility, making it a perfect choice for those looking to enjoy the benefits of suburban living while remaining close to local amenities and transport links. In summary, this end terrace house on Twyncarn Road is a wonderful opportunity to create a warm and welcoming home in a desirable location. Don't miss the chance to make this property your own.

EPC - TBC

COUNCIL TAX - B (Caerphilly)



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ENTRANCE PORCH

5'0" x 5'7" (1.53 x 1.71)

Half brick and half uPVC to front aspect with double glazing, door to side aspect, leads to;

ENTRANCE HALL

Access via uPVC front door from porch, open to stairs for first floor, consumer unit present.

DINING ROOM

Dining room to front aspect complete with double glazed uPVC window, chimney breast present (blocked), twin radiator, open plan to;

LOUNGE

12'6" x 11'11" (3.83 x 3.64)

Cosy lounge to rear, open to dining room, chimney breast present with inset electric fireplace, twin radiator, under stair access to a W/C, leads to;

KITCHEN

8'6" x 7'8" (2.60 x 2.36)

Range of high and low base storage units with marble effect rolled worktop, inset stainless steel sink with drainer and mixer tap over, electric hob and double oven, rear aspect double glazed uPVC window, space for free standing washing machine.

LANDING

Open to stairs from ground floor, loft hatch, storage cupboard with access to gas combi boiler, twin radiator, leads to;

BEDROOM ONE

10'5" x 11'2" (3.20 x 3.42)

Double bedroom to front aspect offering double glazed uPVC window, single radiator.

BEDROOM TWO

9'6" x 10'7" (2.92 x 3.25)

Generous single bedroom to rear aspect offering double glazed uPVC window, single radiator, inbuilt storage cupboards.

OFFICE/ STUDY

12'6" x 11'11" (3.83 x 3.64)

Office/ study to front aspect complete with double glazed uPVC window, twin radiator.

BATHROOM

7'6" x 5'0" (2.29 x 1.54)

Corner bathroom suite to rear aspect complete with double glazed obscure uPVC window, low level WC and sink with taps over. airing cupboard housing gas combi boiler, tiled finish.

OUTSIDE

FRONT: Forecourt area with planted shrubs, access to side gully to rear via uPVC door, gated access to front wall boundary. REAR: Generous rear garden with concrete patio, planing beds, pathway onto decked area, range of storage sheds and views of local scenery. Rear gated access to double hard stand with rear lane access,

PARKING

Rear lane access onto double hard stand.

TENURE

We are advised 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 CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

