



46 Mill Court, Hafodyrnyns, Crumlin, Newport, NP11 5DS

Guide Price £175,000

****GUIDE PRICE £175,000 TO £180,000****

Nestled in the charming area of Mill Court, Hafodyrnyns, Crumlin, Newport, this delightful TWO BED DETACHED COACH HOUSE presents an excellent opportunity for both first-time buyers and those seeking a comfortable rental opportunity. The property boasts an INVITING OPEN PLAN LIVING SPACE, perfect for modern living and entertaining. Natural light floods the area, creating a warm and welcoming atmosphere. The well-designed layout ensures that both bedrooms are generously sized, providing ample space for relaxation and personalisation. The property also features a convenient DRIVEWAY offering off-road parking and ease of access.

With good transport links this property is set in an ideal location in a small quiet development. With NO ONWARD CHAIN this property is ready for you to move in without delay, allowing for a smooth transition into your new home.

In summary, this coach house in Mill Court is a fantastic opportunity to secure a lovely residence in a well-connected location. Whether you are looking to buy or invest this property is sure to impress with its modern living space and practical amenities. Do not miss the chance to make this charming house your new home.

EPC RATING: C
COUNCIL TAX BAND: B



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ENTRANCE

Enter through a composite front door

ENTRANCE HALL

Double glazed window to the front, stairs to the first floor, radiator

BEDROOM TWO

8'10" x 12'10" (2.70 x 3.92)

Double glazed window to the front, radiator

STAIRS TO FIRST FLOOR

Double glazed window to the rear, radiator, door to the living room

LIVING/DINING ROOM

9'11" x 21'4" (3.04 x 6.51)

Two double glazed windows to the front, radiator, arch to the kitchen, cupboard housing combi boiler

KITCHEN

6'1" x 12'0" (1.86 x 3.67)

Base and wall units with a rolled edge work surface, integrated stainless steel sink unit with mixer tap over, inset gas hob and electric oven, plumbing access for washing machine, space for fridge/freezer, space for dish washer, obscured double glazed window to the rear.

BEDROOM ONE

10'6" x 11'9" (3.22 x 3.59)

Double glazed window to the front, radiator,fitted wardrobe, loft access

BATHROOM

5'5" x 8'4" (1.67 x 2.56)

Panelled bath with shower over and a glass shower screen, low level wc, pedestal wash hand basin, radiator, obscured double glazed window to the rear

OUTSIDE

Garden opposite front door there is a path leading to the rear leading to two storage sheds.

Driveway where parking is available for one car.

TENURE

We have been advised freehold

