Putting you & your property first



76 Newport Road, Cwmcarn, Newport, NP11 7LY

Asking Price £120,000

POPULAR VILLAGE LOCATION

We are pleased to offer FOR SALE this SPACIOUS END TERRACE PROPERTY situated in the village of Cwmcarn close to local amenities including Schools, village stores and within walking distance to both the CWMCARN FOREST DRIVE and BRECON AND MONMOUTH CANAL.
The property offers a living room to the first floor together with the family bathroom, a shaker style kitchen and TWO BEDROOMS (one to the ground floor and the master on the first floor).
This unique property is ideal for any commuters as the bus stop and access to the A467 is on the doorstep with the TRAIN STATION at Crosskeys just a 15 minute walk away.
This property is being sold with NO ONWARD CHAIN and a viewing is recommended not to be disappointed.
EPC RATING: D
COUNCIL TAX BAND: B







Lakeside House,
Cwmbran NP44 3GA
E: cwmbran@sageandco.co.uk

T: 01633 838888
www.sageandco.co.uk

65 Tredegar Street,
Risca NP11 6BW
E: risca@sageandco.co.uk

Sage & Co Estate Agents. Registered in England & Wales - Company Number: 11494777

ENTRANCE
Enter through a double glazed front door

ENTRANCE HALLWAY
Central heating radiator

SITTING ROOM/BEDROOM TWO
16'4 x 9'9 (4.98m x 2.97m)
Two double glazed windows to the front, central heating radiator, original cast iron fire, dado rail.

KITCHEN
13'9 x 13'10 (4.19m x 4.22m)
Fitted with a shaker style kitchen, a range of base and wall units, rolled edge work surfaces, inset stainless steel sink unit with mixer tap over. inset gas hob with electric oven, space for fridge freezer, plumbing for automatic washing machine, central heating radiator, two double glazed windows, stairs to the first floor.

UTILITY
Space for tumble drier and fridge

STAIRS TO FIRST FLOOR

LIVING ROOM
16'11 x 13'10 (5.16m x 4.22m)
Two double glazed windows to side, loft access, two double radiators, doors to :-

BEDROOM ONE
13'11 x 14'00 (4.24m x 4.27m)
Three double glazed windows to the front and side, two double radiators, loft access.

FAMILY BATHROOM
Corner bath with shower over, low level WC, pedestal wash hand basin, airing cupboard housing combi boiler.

TENURE
We have been advised freehold.









