



81A Newport Road, Cwmcarn, Newport, NP11 7LY
Guide Price £150,000

**** GUIDE PRICE £150,000 - £155,000 ** OFF ROAD PARKING ****

Nestled in the charming village of CWMCARN, this delightful END TERRACED house on NEWPORT ROAD offers a perfect blend of comfort and convenience. With TWO well-proportioned BEDROOMS, this property is ideal for small families, couples, or individuals seeking a peaceful retreat. The house boasts TWO inviting RECEPTION ROOMS, providing ample space for relaxation and entertaining guests. The ground floor features a FAMILY BATHROOM, while the first floor is home to a SHWOER ENSUITE attached to the second bedroom, ensuring privacy and ease for all residents. A SINGLE GARAGE at the rear of the property adds to the practicality, offering secure parking or additional storage space. Situated just a stone's throw away from the picturesque CWMCARN FOREST DRIVE, residents can enjoy the beauty of nature right on their doorstep. The LOCAL AMENITIES of Cwmcarn village are within easy reach, providing essential services and a sense of community. Furthermore, major road links are conveniently nearby, making commuting to NEWPORT, CCARDIFF, and BRISTOL a breeze. This property presents an excellent opportunity for those looking to settle in a tranquil yet accessible location. With its appealing features and prime position, this end-terraced house is not to be missed.

EPC- E
Council Tax- B (Caerphilly)



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

ENTRANCE HALLWAY

Access via uPVC front door complete with obscure double glazing to front. Open to stairway for first floor landing. Leads to;

SITTING/ DINING ROOM

10'6" x 12'0" (3.21 x 3.66)

Dining room to front aspect with double glazed uPVC window complete with under stair storage cupboard. Single central heating radiator present. Consumer unit with smart meter present. Leads to;

LOUNGE

11'3" x 12'0" (3.45 x 3.67)

Lounge to front aspect with double glazed uPVC window. Electric fire place into chimney breast (blocked). Single central heating radiator present.

KITCHEN

11'0" x 6'11" (3.36 x 2.13)

High and low, wooden base storage units complete with block tiled worktops, electric hob and oven. Space for appliances and uPVC window and back door to side aspect.

GROUND FLOOR BATHROOM

7'3" x 5'6" (2.21 x 1.70)

Bathroom suite with free standing shower (mains supply), low level WC and sink with chrome mixer tap over and base storage unit below. Part tiled finish with chrome towel radiator. Side aspect uPVC window with obscure double glazing.

FIRST FLOOR LANDING

Open to stairs to ground floor entrance hallway. Leads to;

BEDROOM ONE

10'6" x 12'0" (3.20m x 3.66m)

Double bedroom to front aspect complete with inbuilt storage cupboard around chimney breast and over stairway. Double glazed uPVC window to front aspect and single central heating radiator present.

BEDROOM TWO

8'1" x 10'6" (2.47 x 3.22)

Single bedroom to front aspect with double glazed uPVC window and twin central heating radiator. Inbuilt storage cupboard over stairway. Leads to;

SHOWER ENSUITE

7'11" x 3'6" (2.43 x 1.07)

Shower ensuite (electric supply) accessible from bedroom two, complete low level WC, sink chrome mixer taps over and base storage unit under. Part tiled finish with extractor fan to ceiling.

OUTSIDE

FRONT; Steps to front patio areas either side. Side gates access to rear.

REAR; Courtyard area with over head Perspex lean to and gates access to rear. Leads to;

SINGLE GARAGE

9'9" x 15'10" (2.98 x 4.83)

Accessible from Pond Row with up and over garage door to street. Electric supply and gas combi boiler present. Work bench to rear.

TENURE

We are advised that this property is FREEHOLD.

