



28 Old Pant Road, Newbridge, Newport, NP11 5BZ

Guide Price £110,000

**** GUIDE PRICE £110,000-£115,000 ** SEMI-DETACHED HOME ** THREE BEDROOMS ** OFF ROAD PARKING ** NO ONWARD CHAIN ** GENEROUS LOUNGE ** SPACIOUS REAR GARDENS ****

Nestled on the charming OLD PANT ROAD in NEWBRIDGE, this delightful SEMI-DETACHED house presents an excellent opportunity for families and first-time buyers alike. The property boasts a welcoming RECEPTION ROOM, perfect for entertaining guests or enjoying quiet evenings with loved ones. With THREE well-proportioned BEDROOMS, there is ample space for rest and relaxation, making it an ideal home for those seeking comfort and convenience. The ground floor BATHROOM is thoughtfully designed, catering to the needs of modern living. Additionally, the property offers PARKING for one vehicle, ensuring that you have a secure space for your car. The location is well-connected, providing easy access to LOCAL AMENITIES, schools, and transport links, making it a practical choice for everyday life. This semi-detached house on Old Pant Road is not just a property; it is a place where memories can be made.

With its inviting atmosphere and functional layout, it is ready to welcome its new owners. Do not miss the chance to make this lovely house your home.

EPC - D

COUNCIL TAX - A (Caerphilly)



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ENTRANCE HALLWAY

Access via uPVC front door to side aspect, obscure double glazed uPVC window, open to stairs to first floor landing, open to;

LOUNGE

9'10" x 18'0" (3.01 x 5.50)

Family sized lounge to front aspect complete with double glazed uPVC window, twin radiator and under stair storage cupboard.

BATHROOM

5'5" x 4'2" (1.67 x 1.29)

Walk in wet room complete with electric over head shower, low level WC, single radiator, tiled finish and a side aspect double glazed uPVC window.

FIRST FLOOR LANDING

Open to stairs from ground floor, single radiator, leads to;

BEDROOM ONE

11'5" x 11'10" (3.48 x 3.61)

Double bedroom to rear aspect complete with double glazed uPVC window, single radiator.

BEDROOM TWO

9'10" x 12'0" (3.01 x 3.68)

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

BEDROOM THREE

11'7" x 5'11" (3.54 x 1.82)

Single bedroom to rear aspect complete with double glazed uPVC window, single radiator.

FIRST FLOOR W/C

5'8" x 2'7" (1.74 x 0.80)

Low level W/C with rear aspect double glazed uPVC window.

OUTSIDE

FRONT: Concrete patio/path onto a split lawn, disabled ramp to steps. single driveway.

REAR: Concrete patio onto a split level lawned area, concrete build shed, shrubs to boundaries.

OFF ROAD PARKING

Single driveway to front with dropped curb access.

TENURE

We are advised that this property is FREEHOLD.

AGENTS NOTE

We are advised that this property could be a concrete structure. We advise that you check your mortgage lenders terms and conditions before deciding to view or purchase. Should you require further advice or assistance please call to discuss.

