



### 3 Bridge View, Cwmfelinfach, Ynysddu, Newport, NP11 7HG

**£170,000**

**\*\* THREE STOREY FAMILY HOME \*\* MID-TERRACED \*\* THREE BEDROOMS \*\* TWO GENEROUS RECEPTION ROOMS \*\* NO ONWARD CHAIN \*\* KITCHEN AND SEPARATE UTILITY ROOM  
\*\* OFF-ROAD PARKING \*\***

Nestled in the charming area of BRIDGE VIEW, CWMFELINFACH, this delightful MID-TERRACED house offers a perfect blend of comfort and convenience. With THREE well-proportioned BEDROOMS, this property is ideal for families or those seeking extra space. The inviting RECEPTION ROOMS to the ground and lower levels, provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests. Following a RECENT REFURBISHMENT, the house features NEW KITCHEN, NEW SCULLERY, NEW CARPET and has been full RE-PLASTERED THROUGHOUT, a generous family BATHROOM completes the practicality of this home. The layout is designed to maximise space and light for families to enjoy, creating a bright and airy environment throughout. Situated in the picturesque village of CWMFELINFACH, Newport, residents will enjoy the tranquility of suburban living while still being within easy reach of LOCAL AMENITIES and transport links, including a short commute to the M4. The accessible OFF ROAD PARKING to the rear is a huge advantage to this home. This property presents an excellent opportunity for those looking to settle in a friendly community with a strong sense of belonging.

EPC - B (Caerphilly)  
COUNCIL TAX - D



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## ENTRANCE PORCH

Access from pedestrian footpath via uPVC front door with obscure double glazing, leads to;

## LOUNGE

17'6" x 15'8" (5.34 x 4.80)

Generous lounge to front aspect complete with double glazed uPVC window, two single radiators, leads to;

## HALLWAY

Accessible from lounge providing access to kitchen and ground floor bathroom, stairway to lower floor and first floor.

## BATHROOM

Ample bathroom suite complete with low level WC, sink with chrome taps over, fitting for over head shower, rear aspect double glazed obscure window and single radiator.

## KITCHEN

15'1" x 7'10" (4.61 x 2.39)

Newly fitted with a range of high and low base storage units offering a black granite effect worktop, inset stainless steel sink with drainer, chrome circulation extractor fan, space for free standing appliances, single radiator and double glazed uPVC windows to rear and side aspects.

## STAIRS TO LOWER GROUND FLOOR

## FAMILY SITTING/ DINING ROOM

26'8" x 15'8" (8.14 x 4.80)

Sizable family sitting/ dining room with chimney breast present (assumed blocked), uPVC French doors to rear garden, single radiator, open to;

## UTILITY ROOM

13'8" x 7'10" (4.17 x 2.39)

Range of high and low base storage units complete with black granite effect worktops, space for free standing appliances, double glazed uPVC windows to rear and side aspects with separate uPVC back door, single radiator, gas combination boiler present.

## STAIRS TO FIRST FLOOR - LANDING

Landing area open to stairs to ground floor, loft hatch present.

## BEDROOM ONE

12'2" x 9'1" (3.71 x 2.79)

Double bedroom to rear aspect complete with two double glazed windows to rear aspect, single radiator.

## BEDROOM TWO

17'6" x 7'10" (5.34 x 2.41)

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

## BEDROOM THREE

12'7" x 7'10" (3.85 x 2.39)

Single bedroom to front aspect complete with double glazed uPVC window and single radiator.

## OUTSIDE

Level rear garden with concrete patio areas, rear access to Stanley Street with dropped curb for parking.

## TENURE

We are advised that this property is FREEHOLD.

## AGENTS NOTE

We would like to make all buyers aware that this property is within fifty meters of a commercial unit and advise that you check your mortgage lenders criteria before deciding to view or purchase or seek further information from an agent or mortgage broker.

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		
	66	80
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		

