

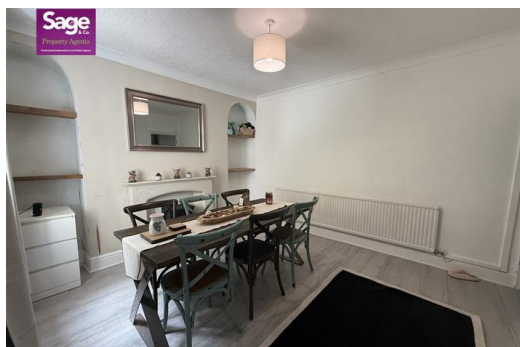


20 Newport Road, Cwmcarn, Newport, NP11 7NE

Guide Price £160,000

** GUIDE PRICE £160,000 - £170,000 ** END TERRACED FAMILY HOME ** THREE BEDROOMS ** WELL PRESENTED ** MODERN FITTED KITCHEN ** GENEROUS REAR GARDEN ** CLOSE TO LOCAL AMENITIES ** SHORT COMMUTE TO M4 ** NEARBY TRANSPORT LINKS **

Nestled in the charming area of Cwmcarn, NEWPORT ROAD presents an excellent opportunity for those seeking a delightful END TERRACED HOME. This property boasts a well-thought-out layout, featuring TWO inviting RECEPTION ROOMS that provide ample space for relaxation and entertaining. The THREE generously sized BEDROOMS offer comfortable living quarters, perfect for families or those wishing to have a guest room or home office. The house includes a well-appointed bathroom, ensuring convenience for all residents. The end link terrace design not only enhances practicality but also allows for a sense of community, making it an ideal choice for those who appreciate a friendly neighbourhood atmosphere. Situated in Cwmcarn, this property benefits from its proximity to LOCAL AMENITIES, schools, and transport links, making it a practical choice for both commuters and families alike. The surrounding area is known for its scenic beauty, with opportunities for outdoor activities and exploration. This end link terrace house on Newport Road is a wonderful blend of comfort and practicality, making it a perfect place to call home. Whether you are a first-time buyer or looking to invest, this property is sure to meet your needs and exceed your expectations.



70 Tredegar Street Risca NP11 6BW
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ENTRANCE

Enter through a wooden front door.

ENTRANCE HALLWAY

Panelled finish to the walls. central heating radiator, stairs to the first floor, laminate flooring.

LIVING ROOM

11'0" x 11'5" (3.36 x 3.49)

Double glazed window to the front, central heating radiator, laminate flooring, media wall with alcove shelving, picture rail.

DINING ROOM

11'5" x 12'4" (3.50 x 3.76)

Double glazed window to the rear, central heating radiator, feature fireplace, laminate flooring.

KITCHEN

8'6" x 8'9" (2.60 x 2.68)

Fitted with a range of base and wall units, square edge work surface, inset polycarbonate sink unit, mixer tap over, inset gas hob and electric oven, integrated fridge/freezer, plumbing for automatic washing machine, central heating radiator, under stairs storage cupboard, two double glazed windows and double glazed door to the side.

STAIRS TO THE FIRST FLOOR - LANDING

Doors to:

BEDROOM ONE

12'6" x 8'2" (3.82 x 2.49)

Double glazed window to the front, central heating radiator.

BEDROOM TWO

9'9" x 8'4" (2.99 x 2.56)

Double glazed window to the rear, central heating radiator, fitted wardrobes, double glazed window to the rear.

BEDROOM THREE

9'5" x 6'10" (2.89 x 2.10)

Double glazed window to the front, central heating radiator, loft access.

FAMILY BATHROOM

9'1" x 8'9" (2.78 x 2.68)

"L" shaped panelled bath with glass shower screen, shower over, vanity wash hand basin, low level WC, central heating radiator, airing cupboard housing combi boiler, obscure double glazed window to the side.

OUTSIDE

FRONT: Forecourt to front.

REAR: Patio area with steps leading to further seating and decked area.

TENURE

We have been advised freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

