



### **39 Old Pant Road, Newbridge, Newport, NP11 5DE**

**Guide Price £130,000**

\*\* GUIDE PRICE £130,000 TO £140,000\*\*\*\* \*\*NO ONWARD CHAIN\*\*

Nestled on Old Pant Road Newbridge, Newport, this delightful SEMI DETACHED BUNGALOW with THREE BEDROOMS this property is ideal for families or individuals looking for extra space. One of the standout features of this bungalow is the GENEROUS LEVEL REAR GARDEN providing ample outdoor space for gardening, play, or simply enjoying the fresh air. The property also benefits from OFF ROAD PARKING, ensuring convenience for residents and visitors alike. While the bungalow is in need of some upgrading, it offers a blank canvas for potential buyers to personalise and enhance according to their tastes and preferences. Located in a popular area, this home is close to local amenities, schools, and transport links, making it an attractive option for those who value both comfort and convenience.

This property is a fantastic opportunity for anyone looking to create their dream home in a sought-after location. With its spacious layout and potential for improvement, it is not to be missed.

Book your viewing today not to miss out.

COUNCIL TAX BAND: B

EPC RATING: D



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## ENTRANCE

Enter through a double glazed front door.

## ENTRANCE HALLWAY

Central heating radiator, cupboard housing combi boiler, doors to:

## LIVING ROOM

14'9" x 11'5" to chimney breast (4.51 x 3.49 to chimney breast)

Double glazed window to the front, central heating radiator, feature fireplace.

## KITCHEN

8'7" x 10'4" (2.62 x 3.15)

A range of base units with rolled edge work surface, inset stainless steel sink unit, plumbing for an automatic washing machine, space for cooker and fridge/freezer, central heating radiator, double glazed door and window to the rear.

## BEDROOM ONE

11'1" x 10'11" (3.39 x 3.34)

Double glazed window to the front, central heating radiator, storage cupboard.

## BEDROOM TWO

10'11" x 6'9" (3.34 x 2.08)

Double glazed window to the rear, central heating radiator, storage cupboard.

## BEDROOM THREE

7'10" x 8'3" (2.39 x 2.53)

Double glazed window to the rear, central heating radiator.

## SHOWER ROOM

5'5" x 7'7" (1.66 x 2.33)

Wall mounted shower unit with non slip bathroom floor, low level WC, wall mounted wash hand basin, central heating radiator, obscure double glazed window to the rear, walls fully tiled in ceramics.

## OUTSIDE

FRONT: Forecourt front garden with gated driveway.

SIDE: Pedestrian access to the rear garden.

REAR: Spacious lawned rear garden.

## TENURE

We have been advised freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	78
(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 <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			
England & Wales	EU Directive 2002/91/EC		

