



21 Ael-Y-Bryn Terrace, Old Treowen, Newbridge, NP11 3DG
Guide Price £240,000

****GUIDE PRICE £240,000 TO £250,000** **SPACIOUS FAMILY HOME SET ON GENEROUS CORNER PLOT****

Nestled in the charming area of Ael-Y-Bryn Terrace in Treowen, Newbridge, this SPACIOUS END TERRACE PROPERTY presents an excellent opportunity for families and individuals alike. With THREE BEDROOMS this property offers ample space for comfortable living. The TWO RECEPTION ROOMS provide versatile areas for relaxation and entertainment, making it easy to host gatherings or enjoy quiet evenings at home. Set on a GENEROUS CORNER PLOT, this home not only boasts a delightful garden space but also presents the potential for off-road parking or even the addition of a garage (with the relevant planning permissions), a rare find in many urban settings. The popular location of Treowen ensures that residents benefit from a friendly community atmosphere, with local amenities and transport links conveniently close by. This property is perfect for those seeking a blend of space, comfort, and practicality in a sought-after neighbourhood. Whether you are a first-time buyer or looking to settle into a family home, this end terrace house is sure to meet your needs. Don't miss the chance to make this lovely property your own, book your viewing today not to miss out.

EPC RATING: C
COUNCIL TAX BAND: C



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ENTRANCE

Enter through a double glazed front door

ENTRANCE PORCH/HALL

Central heating radiator, large storage cupboard and under the stairs storage cupboard.

LIVING ROOM

17'10" x 10'3" (5.45 x 3.13)

Double glazed window to the front and rear, two central heating radiators, feature electric fire

DINING ROOM

9'9" x 12'2" (2.99 x 3.73)

Double glazed window to the rear, central heating radiator

KITCHEN

12'1" x 7'6" (3.69 x 2.30)

Fitted with a range of base and wall units with rolled edge work surface, integrated stainless steel sink unit with mixer tap over, plumbing for automatic washing machine, space for a gas cooker, space for fridge/freezer, double glazed window to the front, central heating radiator

REAR PORCH

Double glazed door to the rear, stairs to the first floor.

STAIRS TO FIRST FLOOR-LANDING

Loft access, doors to:

BEDROOM ONE

10'7" max x 17'7" max (3.24 max x 5.38 max)

Dual aspect windows to the front and rear, two central heating radiators, storage cupboard/wardrobe, airing cupboard housing combi boiler.

BEDROOM TWO

12'2" x 7'6" (3.73 x 2.30)

Double glazed window to the rear, central heating radiator

BEDROOM THREE

7'8" x 9'1" (2.34 x 2.79)

Double glazed window to the front, central heating radiator

BATHROOM

Panelled bath with shower over, glass shower screen, pedestal wash hand basin, central heating radiator, obscured double glazed window to the front

SEPARATE WC

Low level WC, obscured double glazed window to the front

OUTSIDE

FRONT: Lawned front garden with steps down to front door.

SIDE: Pedestrian access to rear.

REAR: Larger than average rear garden set on a corner plot suitable to use as off road parking or to build a garage if required with the necessary planning permissions.

TENURE

We have been advised freehold.

NOTE

We have been advised by the current owner that there is the likelihood that grants of up to £25,000 are available to renovate empty properties to make them safe to live in and improve their energy efficiency. The grant is available in instalments as the work is undertaken. A minimum 15% contribution is required from the applicant. (THIS WOULD NEED TO BE VERIFIED WITH THE LOCAL AUTHORITY)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C			
(55-68) D		71	
(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	

