



48c Coed Celynen Drive, Newport NP11 5AU

£210,000

****EXCELLENT FIRST TIME BUY** THREE BEDROOM END LINK WITH OFF ROAD PARKING****

Nestled in the charming area of Abercam, Newport, this delightful end-terrace house on Coed Celynen Drive offers a perfect blend of modern living and comfort.

Upon entering, you are welcomed into a spacious reception room, then into the good size modern kitchen/dining room ideal for entertaining guests or enjoying quiet family evenings. The house features three well-proportioned bedrooms, providing ample space for a growing family or those seeking a home office.

The property is equipped with a family bathroom, master en-suite and ground floor cloakroom/wc, a rare find that adds convenience and privacy for all residents. This thoughtful layout is particularly beneficial for busy households, allowing for a seamless morning routine.

Outside, the property includes a level rear garden and parking for two vehicles to the front, a valuable asset in today's busy world. Coed Celynen Drive is situated in a friendly neighbourhood, with local amenities and transport links within easy reach.



Entrance Porch

UPVC double glazed door to front, plastered walls and ceiling, laminate flooring.

Cloakroom w/c

.282'1" x 5'8" (.86 x 1.75)

UPVC double glazed obscured window to front, small wall mounted corner hand wash basin, close couple w/c, plastered walls and ceiling, laminate flooring, radiator.

Lounge

17'7" x 15'1" (5.37 x 4.6)

UPVC double glazed window to front, plastered walls and ceiling, laminate flooring, radiators, power points.

Kitchen/Dining Room

15'0" x 9'2" (4.59 x 2.8)

UPVC double glazed patio doors and window to rear, matching base and wall units, roll edge worktop with matching upstand, integrated gas hob and electric oven, stainless steel sink with drainer and mixer tap, tiled floor, plastered walls and ceiling, radiator, power points.

Landing

UPVC double glazed window to side, plastered walls and ceiling, carpet to floor.

Bedroom 1

14'0" x 8'4" (4.29 x 2.56)

UPVC double glazed window to front plastered walls and ceiling, carpet to floor, radiator, power points.

En-Suite

8'6" x 4'4" (2.6 x 1.34)

Walk in shower with tile splash back, pedestal hand wash basin, close couple w/c, plastered walls and ceiling, laminate flooring, radiator

Bedroom 2

10'3" x 8'5" (3.13 x 2.58)

UPVC double glazed window to rear, plastered walls and ceiling, caret to floor, radiator, power points.

Bedroom 3

6'4" x 8'8" (1.94 x 2.66)

UPVC double glazed window to front, plastered walls and ceiling, laminate flooring, radiator, power points.

Bathroom

6'3" x 5'7" (1.92 x 1.71)

UPVC double glazed obscured window to rear, panel bath, pedestal hand wash basin, close couple w/c, plastered walls and ceiling, vinyl floor, radiator.

External

To Front: Double driveway, slate chippings, side gate access to rear garden.

To Rear: Patio slab area, Cotswold chipping area, decked area, side access.

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		
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



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