

36 Chapel Farm Terrace Cwmcarn Newport NP11 7NJ

199,000



- 3 BEDROOMS
- END TERRACE
- MODERN FIRST FLOOR BATHROOM
- WORKSHOP/OFFICE IN THE GARDEN
- ENCLOSED REAR GARDEN
- GOOD ACCESS TO THE A467 AND ONTO THE M4
- CROSSKEYS TRAIN STATION IS WITHIN 2 MILES
- CWMCARN VILLAGE CLOSE BY
- EASY ACCESS TO CWMCARN FOREST DRIVE



Ref: PRA11252

Viewing Instructions: Strictly By Appointment Only

General Description

Davis & Sons are pleased to market FOR SALE this lovely, well-presented 3 bedroom end terraced house in the popular location of Cwmcarn. You will find a good size lounge which opens to a nice size dining room, outside is the enclosed garden with a workshop/office. Cwmcarn village with a primary school and local shops is only a short distance. A good location for those who need to commute with the A467 very close and Crosskeys train station less than 2 miles. For those who like the outdoors there are many walks and cycle routes close by which include Cwmcarn Forest Drive and the Monmouthshire and Brecon Canal. Viewing is highly recommended.

Accommodation



Hall

Double glazed entrance door, stairs to the first floor, radiator, glass panel door to:



Dining Room (10' 6" x 12' 11") or (3.20m x 3.93m)

Double glazed window to the front, radiator, opening to:



Lounge (12' 0" x 12' 11") or (3.65m x 3.93m)

Double glazed window to the rear, radiator, glass panel door to:



Kitchen (10' 6" x 8' 0") or (3.20m x 2.43m)

Double glazed window to the rear, inset spotlights, range of wall and base units with a stainless double bowl sink with a chrome mixer tap, integrated electric oven and hob with extractor over, tiled floor, radiator.



Landing

Double glazed window to the side, storage cupboard with the wall mounted gas combi boiler, hatch to attic, panelled doors to:

Bedroom 1 (10' 4" x 10' 2") or (3.16m x 3.09m)

Double glazed window to the rear, inset spotlights, radiator.

Bedroom 2 (12' 2" x 8' 6") or (3.70m x 2.58m)

Double glazed window to the front, radiator.

Bedroom 3 (11' 9" x 7' 3") or (3.57m x 2.22m)

Double glazed window to the front, radiator.

Bathroom

Double glazed obscured glass window to the rear, white suite comprising a close coupled wc, a pedestal wash hand basin and bath with electric shower over and glass shower screen, tiled floor and walls, extractor fan, chrome heated towel rail/radiator.

Workshop

Can you be setup to be used as a workshop or office space, secure entrance door accessed from the garden, window facing the garden, power and lighting.

Front

Stone built boundary walls with timber access gate, paved garden area.

Rear Garden

Paved seating area, pathway leading to the Workshop/Office, garden mainly laid to lawn with some mature shrubs, timber storage shed, gated access to the side.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:60

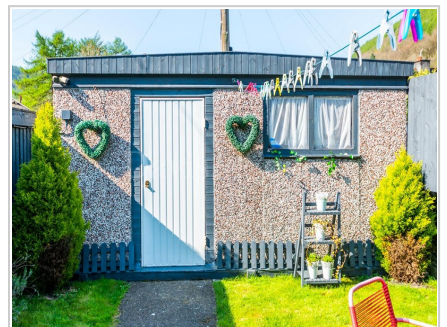
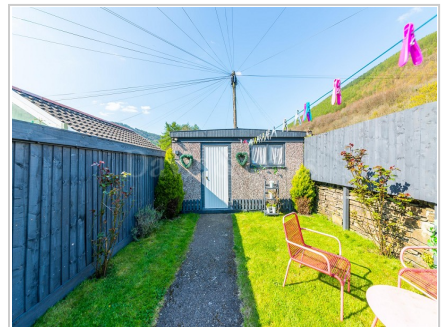
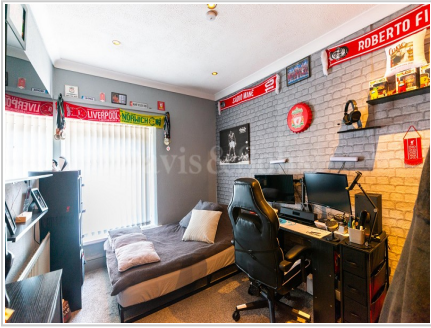
Tenure

We are informed that the tenure is Freehold

Council Tax

Band B








This floor plan illustration is an approximation of existing structures and features and is provided for convenience only with the permission of the seller. All measurements are approximate and not guaranteed to be exact or to scale. Buyer should confirm measurements using their own source.
Plan produced using PlanUp.

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Land value tax applies. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

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

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.