

**33 King Street
Cwmfelinfach
Ynysddu
Newport
NP11 7HL**

110,000



- 3 BEDROOMS
- TERRACED
- IN NEED OF SOME MODERNISATION
- FLAT AND LEVEL ENCLOSED REAR GARDEN
- SEPARATE LOUNGE & DINING ROOMS
- POPULAR LOCATION
- WALKING DISTANCE TO CWMFELINFACH PRIMARY SCHOOL
- CLOSE TO LOCAL SHOPS
- NO CHAIN



Ref: PRA11305

General Description

We are acting in the sale of this property and have received an offer of Â£104,000.00 on this property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

Davis & Sons present this 3 bedroom terraced house FOR SALE in the popular location of King Street, Cwmfelinfach. The property comprises on the ground floor, separate lounge and dining rooms, kitchen, bathroom with shower over the bath and access to the flat and level enclosed rear garden. On the first floor you will find the 3 good size bedrooms. The house is in need of some modernisation, hence the sensible price. The location is ideal for Cwmfelinfach Primary School. Off the main road but close enough to get wherever you need to go so commuting is a good option. Please call to arrange a viewing. NO CHAIN.

Accommodation

Porch

Double glazed entrance door, door to:



Hallway

Stairs to the first floor, radiator, door to:



Lounge (9' 4" x 12' 6") or (2.84m x 3.81m)

Double glazed window to the front, radiator.



Dining Room (10' 5" x 13' 5") or (3.17m x 4.10m)

Double glazed window to the rear, under stair storage cupboard, radiator, door to:



Kitchen (13' 1" x 8' 3") or (3.98m x 2.52m)

Double glazed window to the side, range of wall and base units, stainless steel sink, radiator, door to:

Rear Porch

Double glazed obscured glass panel door to the side leading to the rear garden, door to:



Bathroom

Double glazed obscured glass window to the rear, bath with electric shower over, pedestal wash hand basin, wc, radiator.



Landing

Double glazed window to the rear, hatch to attic space, doors to:



Bedroom 1 (12' 4" x 10' 8" Max) or (3.77m x 3.25m Max)

Double glazed window to the front, radiator.



Bedroom 2 (7' 5" x 10' 8" Max) or (2.27m x 3.26m Max)

Double glazed window to the rear, storage cupboard with a wall mounted gas combi boiler, radiator.

Bedroom 3 (7' 9" x 7' 1") or (2.37m x 2.17m)

Double glazed window to the front, radiator.

Front



Rear Garden

Flat and level enclosed garden, patio seating area, lawned area, path leading to the rear timber access gate and the timber built workshop.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:64

Tenure

We are informed that the tenure is Freehold

Council Tax

Band B





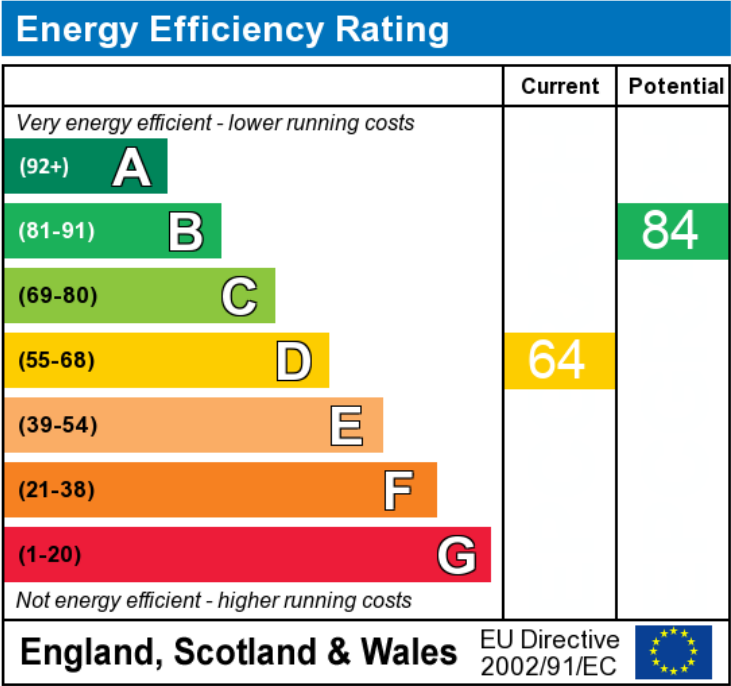
Ground Floor



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.



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.