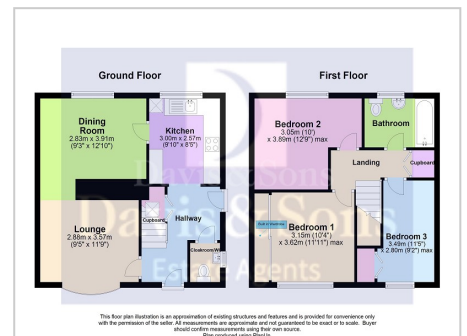


**15 Tribute Avenue
Cwmcarn
Newport
NP11 7EQ**

190,000



- 3 BEDROOMS
- SEMI-DETACHED
- FIRST FLOOR BATHROOM
- GROUND FLOOR WC
- IN LOVELY CONDITION
- READY TO MOVE IN TO
- NICE VIEWS
- CLOSE TO GOOD SCHOOLS
- GOOD ACCESS TO THE A467 AND GOOD BUS SERVICES



Ref: PRA11310

Viewing Instructions: Strictly By Appointment Only

General Description

We are thrilled to offer FOR SALE, this beautifully presented three bedroom house in Cwmcarn. This lovely property is in excellent order and is ready to move straight in. A traditional family home with first floor bathroom and downstairs WC. More than average outside space with front, side and rear gardens. Cwmcarn has both English and Welsh medium Primary/Junior schools for those who need to make education a priority for youngsters/teenagers with Newbridge as the nearest High School. Cwmcarn Village has independent shops, nearest supermarkets are Risca and Pontllanfraith, closest Leisure Centre is Newbridge but there are gyms closer. For those who like the outdoors, there are plenty of walks, and the Scenic Drive and downhill mountain bike course are close by.

If you are in the market for a family home in a quiet area and you don't want to do lots of work, this just might be the one for you.

Please call to arrange a viewing.

Accommodation



Hallway

Double glazed entrance door, stairs to the first floor, door to cloakroom/wc, under stair storage cupboard, double glazed entrance door to the side, opening to the kitchen, radiator, door to:



Lounge (9' 5" x 11' 9") or (2.88m x 3.57m)

Double glazed bay window to the front, feature fireplace, 2 radiators, opening to:



Dining Room (9' 3" x 12' 10") or (2.83m x 3.91m)

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



Kitchen (9' 10" x 8' 5") or (3.0m x 2.57m)

Double glazed window to the rear, inset spot lights, range of wall and base units, stainless steel sink with a chrome mixer tap, integrated gas hob and electric oven with extractor fan over, plumbing for a washing machine, radiator, opening to the hallway.

Cloakroom/w.c

Double glazed obscured glass window to the side, white close coupled WC and wash hand basin, wall mounted gas combi boiler.

Landing

Hatch to attic space, storage cupboard, doors to:

Bedroom 1 (10' 4" x 11' 11" Max) or (3.15m x 3.62m Max)

Double glazed window to the front, built in mirrored doors wardrobe, radiator.

Bedroom 2 (10' 0" x 12' 9" Max) or (3.05m x 3.89m Max)

Double glazed window to the rear, radiator.

Bedroom 3 (11' 5" x 9' 2" Max) or (3.49m x 2.80m Max)

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

Bathroom

A modern bathroom with a double glazed obscured glass window to the rear, inset spot lights, white suite comprising a panelled bath with electric shower over, vanity style unit with storage and a concealed cistern WC and wash hand basin, tiled walls and floor, chrome heated towel rail/radiator.

Front

Steps to a patio seating area, tiered low maintenance garden with nice views, pathway to the main entrance door, timber storage shed, gated access to the side.

Side

Gated access, pathway leading to the side entrance door and the rear garden, patio seating area with nice views.

Rear Garden

Patio seating area with steps to a lovely tiered garden, the different levels include grassed areas with mature planting and patio seating areas, there are pleasant views of the surrounding area.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:71

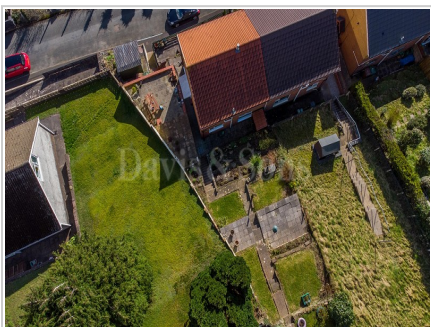
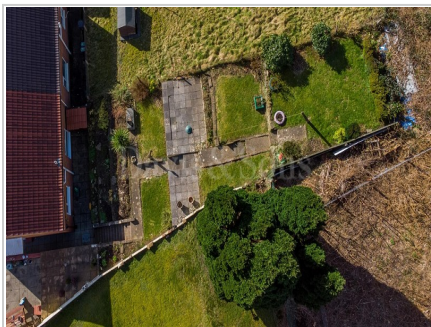
Tenure

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		84
(69-80) C	71	
(55-68) D		
(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.