

13 Pontgam Terrace
Ynysddu
Newport
NP11 7LD

185,000



- BAY FRONTED 3 BEDROOM HOUSE
- VERY NICE VIEWS
- ENSUITE WC TO MAIN BEDROOM
- ONLY A SHORT DISTANCE TO THE A472
- IN EASY REACH OF TRAIN STATIONS
- FRENCH DOOR TO THE BAY WINDOW
- READY TO MOVE IN TO
- SPACIOUS THROUGH LOUNGE/DINING ROOM
- GOOD BUS SERVICES NEARBY



Ref: PRA11318

Viewing Instructions: Strictly By Appointment Only

General Description

We are thrilled to offer FOR SALE this great family home which has been lovingly refurbished by the current owners. Three good size bedrooms and the main bedroom benefits from an en-suite WC. Downstairs, an open plan through lounge/dining room which is spacious and airy with French doors that open at the front in the bay. The modern family bathroom has a shower over the bath. The choice of neutral colours throughout the downstairs will allow any new owner the opportunity to add their own personality using colour or just build on the palette that the current occupiers have used. The view from the house is very pleasant and has a very sunny aspect which also allows you to watch the seasons as they change throughout the year. When the sun shines, the rays flood through the french doors. If you love rural walks there are an abundance of them as the property is surrounded by mountains, farms and lanes which really gives it that rural feel but also has excellent access to local schools and for access to all main transport links by road and rail - the best of both worlds!

This property has a good feeling, warm and well presented - it's ready to move straight in. Call to arrange a viewing.

Accommodation



Hallway

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



Lounge/Dining Room (21' 11" x 13' 2") or (6.68m x 4.02m)

Double glazed bay window to the front with French doors leading to the patio seating area with pleasant views, stone feature fireplace, archway leading through to the dining area, double glazed window to the rear, 2 radiators, door to:



Kitchen

Double glazed glass panel door to the side leading to the rear garden, double glazed window to the side, range of wall and base units with a stainless steel double sink with a chrome mixer tap, integrated electric oven and hob with extractor over, plumbing for a washing machine, under stair storage cupboard, wall mounted gas combi boiler, radiator, door to:



Bathroom

Double glazed obscured glass windows to the side and rear, white suite comprising a pedestal wash hand basin, wc and panelled bath with shower over and glass shower screen, extractor fan, radiator.

Landing

Hatch to attic space, door to:



Bedroom 1 (10' 0" x 12' 2") or (3.04m x 3.72m)

2 Double glazed windows to the front, radiator, door to:

En Suite

Wash hand basin, close coupled wc.



Bedroom 2 (11' 7" x 10' 9") or (3.54m x 3.28m)

Double glazed window to the rear, radiator.



Bedroom 3 (11' 8" x 8' 9") or (3.56m x 2.67m)

Double glazed window to the rear, radiator.



Views

Pleasant views of the surrounding area.

Front

Gated access with steps and pathway to the main entrance door and a patio seating area which can be accessed by the french door to the Lounge, very pleasant views.



Rear Garden

Accessed by the kitchen entrance door, gravelled area, steps up to the garden, gated access to the rear pedestrian lane.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:52

Tenure

We are informed that the tenure is Freehold

Council Tax

Band B





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		86
(69-80) C		
(55-68) D		
(39-54) E	52	
(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.