



Sofrydd Road, Newport, NP11 5DW

Chain Free £178,000

- Villa Style Semi Detached House
- Sitting Room with Bay Window
- Kitchen and Utility with WC
- Study Area with Access to Attic Space
- Fabulous Rear Garden with Mature Plants and Outside Stores
- Two Bedrooms + Attic Space
- Spacious Lounge/Dining Room
- Large 1st Floor Bathroom with Separate Shower
- Gated Driveway
- Chain Free

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Located in Crumlin, this delightful semi-detached villa-style property offers a perfect blend of comfort and space. With two well-proportioned reception rooms, this home is ideal for both relaxation and entertaining. The two bedrooms provide ample accommodation, and the additional attic space presents a wonderful opportunity for further development or storage. The large bathroom, complete with a shower, ensures convenience for daily routines. Outside, the property boasts lovely gardens that invite you to enjoy the fresh air and natural beauty, making it a perfect spot for gardening enthusiasts or those who simply wish to unwind in a tranquil setting. Parking is a breeze with space for two vehicles on the driveway, adding to the practicality of this charming home. Whether you are a first-time buyer or looking to downsize, this property offers a wonderful opportunity and is offered for sale chain free.



Council Tax Band: B



Entrance Hall

Double glazed entrance door, window to front with coloured glass, window to side aspect, coved and papered finish to walls and ceiling, stairs leading to first floor accommodation, radiator.

Sitting Room

12'4" x 9'10" (3.77 x 3.01)

Double glazed bay window to front aspect, coved and papered finish to walls and ceiling, ceiling rose, two radiators, fire place, alcove cupboard.

Lounge/Dining Room

18'7" max 10'9" min x 12'8" max 9'3" min (5.67 max 3.28 min x 3.87 max 2.83 min)

Window to side aspect, coved and papered finish to walls and ceiling, ceiling rose, gas fire set in wooden fireplace with large mirror above, two radiators.

Kitchen

14'3" x 6'2" (4.35 x 1.90)

Double glazed window to rear aspect overlooking garden, coved and papered finish to walls and ceiling, base and wall cabinets with glazed displays and open corner end displays, bowl and a half stainless steel sink, gas hob, electric oven, tiled splash backs, radiator.

Utility Room and WC

Double glazed window to rear aspect, papered finish to walls and ceiling, "Belfast" style sink, wall cabinets, plumbing for automatic washing machine, low level WC tiled flooring, radiator.

Side Entrance Porch

Double glazed door, coved and papered finish to ceiling, painted finish to walls, tiled flooring.

Landing

Double glazed window to side aspect, coved and papered finish to walls and ceiling, dado rail.

Bathroom with Shower

7'9" x 10'0" (2.37 x 3.05)

Window to side aspect, coved and papered finish to ceiling, tiled finish to walls, wash hand basin and WC set in vanity unit, corner shower enclosure with shower, corner bath, heated towel rail and radiator.

Bedroom One

9'2" max 6'0" min x 12'5" max 7'2" min (2.81 max 1.84 min x 3.80 max 2.19 min)

Double glazed bay window to front aspect, coved and papered finish to ceiling, painted finish to walls, fitted wardrobes to one wall, radiator.

Bedroom Two

10'7" max x 10'2" (3.25 max x 3.12)

Double glazed window to rear aspect, coved and papered finish to ceiling, painted and papered finish to walls, alcove storage, cupboard housing wall mounted gas central heating combination boiler.

Study

Double glazed window to front aspect, papered finish to walls and ceiling, over stairs bulkhead, narrow stair access to attic space.

Attic Space

Accessed via narrow stairs from study, double glazed sky light, painted finish to sloped ceiling and walls, radiator, under-eaves storage.

Outside

Front Garden

Front garden with wall and fence boundary, stocked with shrubs.

Rear Garden

Gated pathway leading to rear garden set out in tiers, artificial grass with mature shrubs, steps leading to patio area with various flowers and shrubs, further garden with vegetable patch, mature shrubs and outside stores.

Off Road Parking

A gated driveway providing off road parking for two cars.







Directions



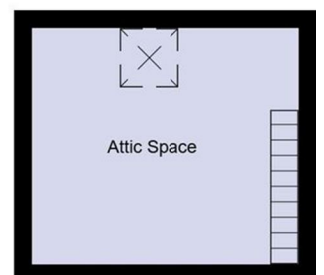
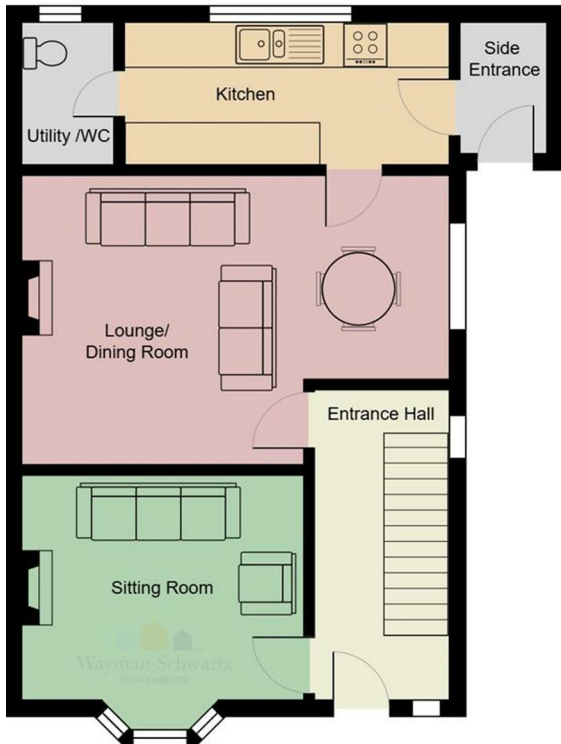
Viewings

Viewings by arrangement only. Call 01495 239686 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		64
(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



Swffryd Road, Swffryd, Abertillery