



9 Bryngolwg | Crumlin | Newport | NP11 3AJ

BEAUTIFUL FAMILY HOME * TWO DOUBLE BEDROOMS * SPACIOUS KITCHEN/DINER * GROUND FLOOR WC * FAMILY BATHROOM * GENEROUS GARDEN * GREAT PLOT WITH OPEN ASPECT TO FRONT. A must see home, only 3 years old and occupying a generous plot of the front street of the development.

£210,000

- Stunning home
- Three years old
- Deceptively spacious
- Two double bedrooms
- Stunning kitchen/diner



Property Description

HALL

LOUNGE

12' 11" x 10' 9" (3.96m x 3.28m) Modern family lounge. Laminate flooring. Window to front. Radiator. Doors to kitchen/diner and under stairs cupboard.

KITCHEN/DINER

14' 3" x 10' 2" (4.35m x 3.10m) Beautiful open plan kitchen with space for 4-6 seater dining table. Navy wall & base units. Wood grain work surfaces with inset sink & drainer. Integrated oven and hob with extractor over. Herringbone style vinyl flooring. Boiler enclosed in wall unit. Window and French doors to rear garden. Radiator. Utility cupboard with plumbing for washing machine and space for dryer.

WC

6' 6" x 3' 5" (2.00m x 1.05m) Fitted with WC & wash basin.

Radiator.

TO THE FIRST FLOOR

BEDROOM ONE

14' 3" x 10' 1" (4.36m x 3.08m) Spacious double bedroom. Laminate flooring. Window to rear. Radiator.

BEDROOM TWO

14' 3" x 9' 10" (4.35m x 3.02m) Double bedroom. Feature wood panelling. Laminate flooring. Window to front. Radiator. Overstairs storage cupboard.

BATHROOM

6' 5" x 6' 3" (1.98m x 1.92m) Modern Suite comprising; bath tub with mixer shower, WC & wash basin. Vinyl flooring. Towel radiator. Spotlighting.

TO THE OUTSIDE

TO THE FRONT

Set in a brilliant position with open view at the front. Driveway parking for 2 vehicles. Gate to rear garden

TO THE REAR

Generous rear garden laid with patio seating area leading onto lawn. Additional seating area to bottom of garden.

In accordance with the 1993 Misrepresentation Act the agent has not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property, All sizes are approximate.

INDEPENDENT MORTGAGE SERVICE AVAILABLE.

Your home is at risk of being repossessed if you do not keep up repayments on your mortgage.





Tenure

Freehold

Council Tax Band

Viewing Arrangements

Strictly by appointment

Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements