

Mount Pleasant, Manmoel Road, Crumlin, Newport, Caerphilly. NP11 3BG

£310,000



FOR SALE

PROPERTY DESCRIPTION

RECENTLY RENOVATED THROUGHOUT...OFF ROAD PARKING....NO CHAIN...VIEWING A MUST...

A unique opportunity to purchase the 2-3 bedroom detached cottage situated on the outskirts of Croespenmaen, which is within easy access to local amenities and major road networks.

Accommodation briefly comprises to the ground floor, entrance porch, family room, sitting room, kitchen/breakfast room, shower room and reception room three/bedroom three.

Whist to the first floor are two bedrooms.

Other features include gas central heating, double glazing, enclosed front garden and rear garden with driveway offering off road parking.

Viewing highly recommended!!!

No Chain !!!!

FEATURES

- DETACHED COTTAGE
- 2-3 BEDROOMS
- 2-3 RECEPTION ROOMS
- KITCHEN / BREAKFAST ROOM
- GROUND FLOOR SHOWER ROOM
- ENCLOSED GARDEN
- GAS CENTRAL HEATING & DOUBLE GLAZING
- VIEWING A MUST !!
- NO CHAIN !!!
- EPC:E



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE

Enter via an obscure double glazed door to the side aspect.

ENTRANCE PORCH

Double glazed window to the front aspect, smooth plastered and emulsioned finish to the walls and ceiling. Door through to:

FAMILY ROOM

21' 2" x 11' 8" (6.45m x 3.56m)

Double glazed bow window to the front aspect, smooth plastered and emulsioned finish to the walls and ceiling, central heating radiator, and a wall mounted modern radiator. Door through to:

SITTING ROOM

10' 2" x 9' 8" (3.10m x 2.95m)

Smooth plastered and emulsioned finish to the walls and ceiling, stairs to the first floor. Open plan into:

KITCHEN/BREAKFAST ROOM

12' 8" x 8' 6" (3.86m x 2.59m)

Double glazed windows to the both side aspects, double glazed door to the side aspect, smooth plastered and emulsioned finish to the walls and ceiling, range of wall and base units with rolled edge work surfaces with matching upstands, breakfast bar, inset one and half bowl stainless steel sink unit with drainer and mixer tap over, electric hob with extractor over, electric oven, plumbing for automatic washing machine, central heating radiator.

SHOWER ROOM

12' 8" Max Into the shower recess x 6' 2" (3.86m x 1.88m)

Obscure double glazed window to the rear aspect, smooth plastered and emulsioned finish to the walls and ceiling, three piece suite comprising: close coupled wc, enclosed double shower enclosure, vanity unit housing wash hand basin and mixer tap over, tiled splash back areas, wall mounted heated towel rail, storage cupboard.

BEDROOM 2/RECEPTION ROOM 3

12' 2" Max Into recess x 8' 11" (3.71m x 2.72m)

Double glazed window to the rear aspect, smooth plastered and emulsioned finish to the walls and ceiling, central heating radiator.

STAIRS TO THE FIRST FLOOR

LANDING

Door to eaves storage housing wall mounted boiler, additional door to further eaves storage. Doors through to:

BEDROOM 1

10' 0" x 11' 7" (3.05m x 3.53m)

Double glazed window to the front aspect, smooth plastered and emulsioned finish to the walls and ceiling, central heating radiator.

BEDROOM 3

11' 1" Max x 11' 6" (3.38m x 3.51m)

Double glazed window to the front aspect, smooth plastered and emulsioned finish to the walls and ceiling, central heating radiator.

OUTSIDE

FRONT

Enclose garden with patio area leading to lawn, mature shrubbery, wooden gate access to the lane, access to the side.

REAR

Wrought Iron gate and dry stone wall leading to paved patio area, graveled driveway offering ample off road parking.

N.B.

J W Homes Estate and Lettings Agents stress that all prospective purchasers must satisfy themselves as to the condition of the property and all installations.

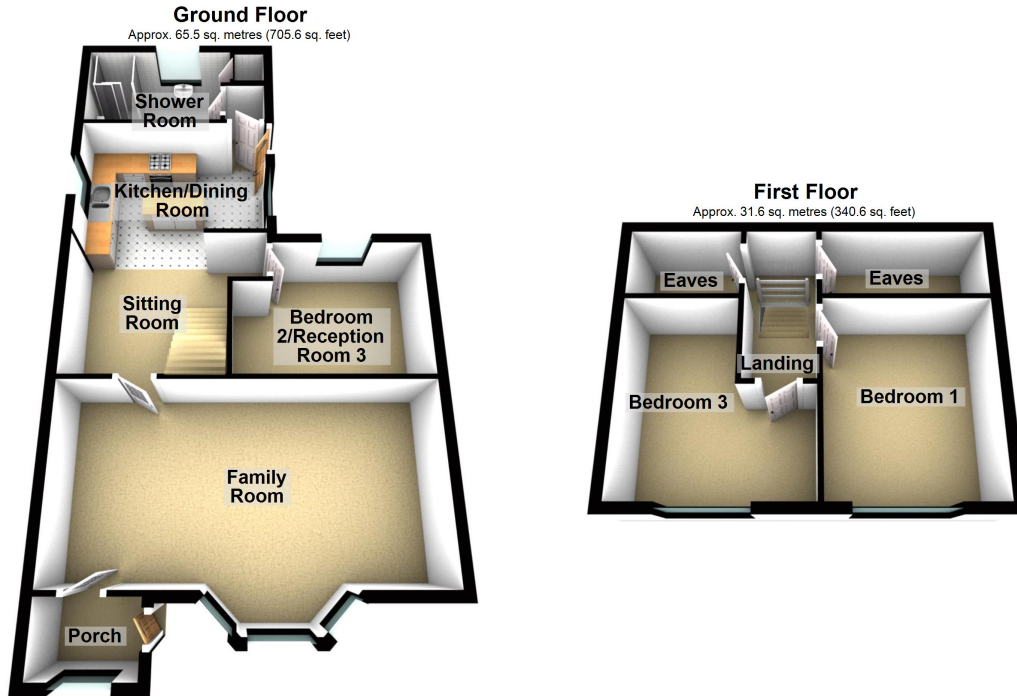
ROOM DESCRIPTIONS

VIEWING

If you wish to view this property or place an offer please contact J W Homes Estate and Letting Agents on 01495 223757 where we will be able to offer free independent mortgage advice, if required.



FLOORPLAN & EPC



Total area: approx. 97.2 sq. metres (1046.2 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	