

33 Alexandra Road, Ynysddu, Newport, Caerphilly. NP11 7JZ

£165,000



**FOR SALE**

## PROPERTY DESCRIPTION

RECENTLY RENOVATED TO A HIGH STANDARD ..... 3 BEDROOM MID TERRACE PROPERTY ..... VILLAGE LOCATION  
..... NO CHAIN...

A three bedroom mid terrace property which has been renovated to a high standard situated in the village of Ynysddu.

The accommodation briefly comprises, to the ground floor, entrance porch, inner hallway, lounge, family room, fitted kitchen and bathroom with a four piece suite.

Whilst to the first floor there are three bedrooms.

Other features include gas combi central heating and double glazing, rear garden with hardstanding.

Viewing strongly advised in order to fully appreciate.

No Chain !!!!

## FEATURES

- RECENTLY RENOVATED TO A HIGH STANDARD
- 3 BEDROOMS
- 2 RECEPTION ROOMS
- FITTED KITCHEN
- GROUND FLOOR BATHROOM WITH SHOWER FACILITIES
- DOUBLE GLAZING & GAS CENTRAL HEATING (COMBI)
- REAR GARDEN WITH HARDSTANDING
- NO CHAIN !!!
- VIEWING A MUST!!
- EPC: E



## ROOM DESCRIPTIONS

### GROUND FLOOR

#### ENTRANCE

Enter via an part glazed double glazed front door.

#### ENTRANCE PORCH

Smooth plastered and emulsioned finish to the walls and ceiling, laminate flooring. Door through to:

#### INNER HALL:WAY

Smooth plastered and emulsioned finish to the walls and ceiling, central heating radiator, stairs to the first floor, laminate flooring.

#### LOUNGE

11' 3" Max into recess x 8' 8" (3.43m x 2.64m)  
Double glazed window to the front aspect, smooth plastered and emulsioned finish to the walls and ceiling, central heating radiator. Open plan to:

#### FAMILY ROOM

11' 9" Max into recess x 11' 9" (3.58m x 3.58m)  
Double glazed window to the rear aspect, smooth plastered and emulsioned finish to the walls and ceiling, central heating radiator.

#### FITTED KITCHEN

8' 1" x 9' 6" (2.46m x 2.90m)  
Double glazed window to the side aspect, smooth plastered and emulsioned finish to the walls and ceiling, access to loft space, range of wall and base units with square edge work surfaces over, one and half bowl composite sink unit with drainer and modern pull down spray mixer tap over, tiled splash back areas, plumbing for automatic washing machine, four ring induction hob with modern white extractor over, single electric fan assisted oven, double doors to under stairs storage cupboard, laminate flooring.

### BATHROOM

8' 6" x 7' 9" (2.59m x 2.36m)  
Two obscure double glazed windows to the rear and side aspects, smooth plastered and emulsioned finish to the walls and ceiling, coved ceiling, four piece suite comprising, deep panel bath with mixer tap over, low level wc, pedestal wash hand basin with mixer tap over step in shower enclosure with power shower over, tiled splash back areas, central heating radiator, wall mounted combination boiler serving domestic hot water and central heating system, tiled flooring.

### STAIRS TO THE FIRST FLOOR

#### LANDING

Double glazed window to the rear aspect, storage cupboard, smooth plastered and emulsioned finish to the walls and ceiling, access to loft space. Doors through to:

#### BEDROOM 1

7' 10" x 12' 4" (2.39m x 3.76m)  
Double glazed window to the front aspect, smooth plastered and emulsioned finish to the walls and ceiling, central heating radiator.

#### BEDROOM 2

9' 0" x 9' 2" (2.74m x 2.79m)  
Double glazed window to the rear aspect, smooth plastered and emulsioned finish to the walls and ceiling, central heating radiator.

#### BEDROOM 3

5' 7" x 9' 3" (1.70m x 2.82m)  
Double glazed window to the front aspect, smooth plastered and emulsioned finish to the walls and ceiling, central heating radiator.

### OUTSIDE

#### REAR

Paved pathway with steps to paved patio and gravelled area wooden gate leading to hardstanding.

## ROOM DESCRIPTIONS

### **N.B.**

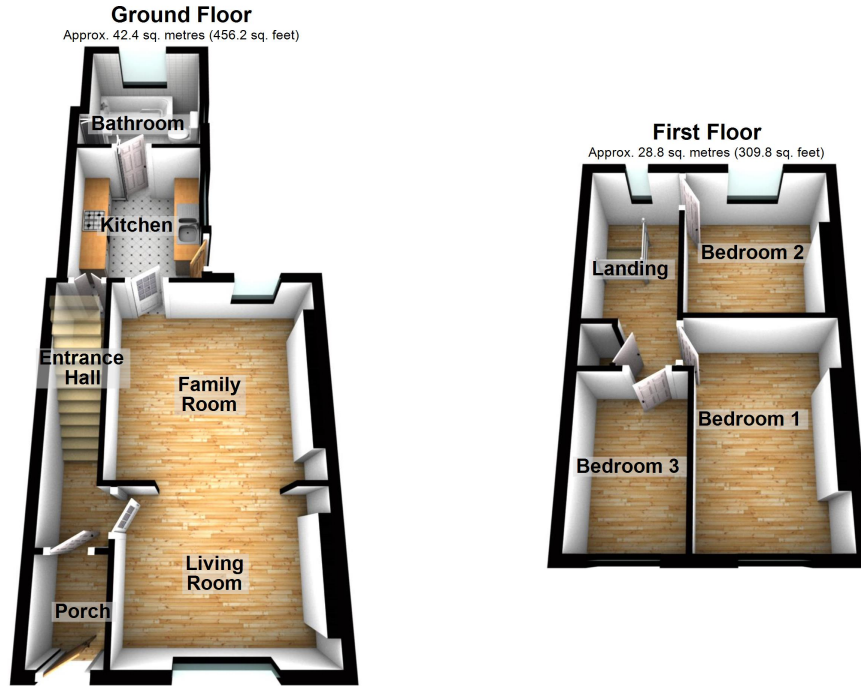
J W Homes Estate and Lettings Agents stress that all prospective purchasers must satisfy themselves as to the condition of the property and all installations.

### **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. 71.2 sq. metres (766.0 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>88</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>49</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	