

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

£275,000



REDUCED

## PROPERTY DESCRIPTION

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 with "Feature" log burner, kitchen/breakfast room, bathroom 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 the possibility of off road parking.

Viewing highly recommended!!!!

No Chain !!!!

## FEATURES

- DETACHED COTTAGE
- 2-3 BEDROOMS
- 2-3 RECEPTION ROOMS
- KITCHEN / BREAKFAST ROOM
- GROUND FLOOR BATHROOM
- 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, textured finish to the ceiling, smooth plastered and emulsioned finish to the walls. Door through to:

#### FAMILY ROOM

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

Double glazed bow window to the front aspect, textured and beamed finish to the ceiling, smooth plastered and emulsioned finish to the walls, stone "Feature" fireplace with inset open fire, two central heating radiators. Door through to:

#### SITTING ROOM

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

Textured finish to the ceiling, "Feature" free standing log burner set on a brick effect hearth, 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, textured finish to the ceiling, smooth plastered and emulsioned finish to the walls, range of wall and base units with rolled edge work surfaces over, inset stainless steel sink unit with drainer and mixer tap over, tiled splash back areas, electric hob with extractor over, electric double oven, central heating radiator.

#### BATHROOM

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, four piece suite comprising: low level wc, panelled bath, pedestal wash hand basin, step in shower enclosure, tiled splash back areas.

### 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, textured ceiling, smooth plastered and emulsioned finish to the walls, 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

14' 3" Max into recess x 12' 1" (4.34m x 3.68m)

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

#### BEDROOM 3

11' 6" x 6' 7" (3.51m x 2.01m)

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

### OUTSIDE

#### FRONT

Enclose garden with patio area leading to lawn, access to the side.

#### REAR

Access via a five bar gate with concrete pathways and lawn area.

#### 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.

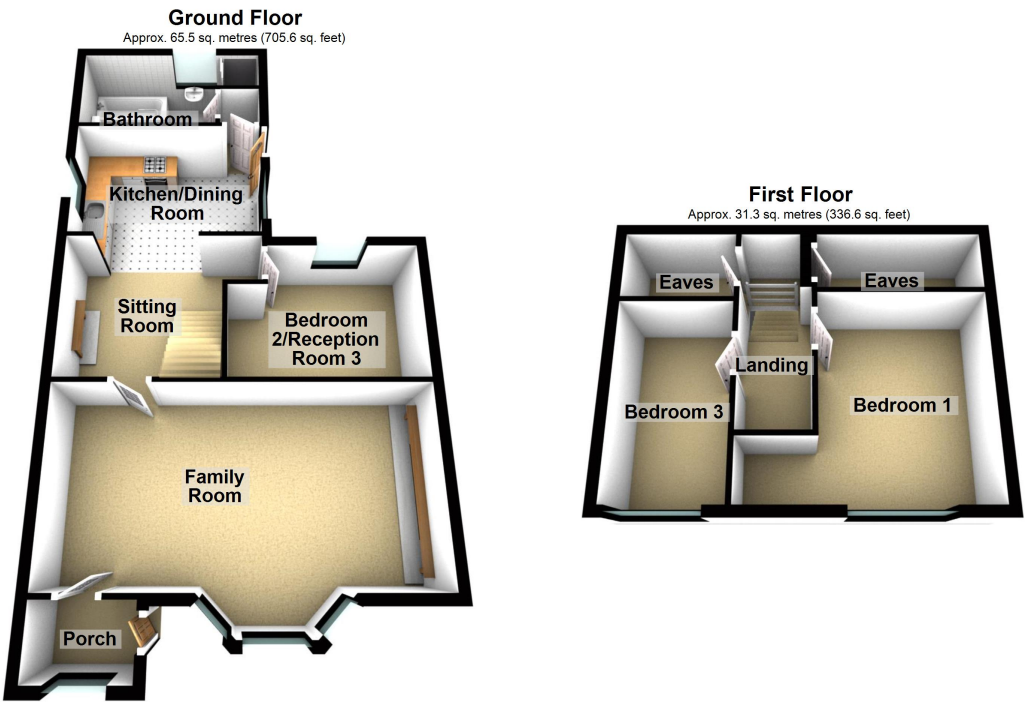
## ROOM DESCRIPTIONS

### 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. 96.8 sq. metres (1042.2 sq. feet)

