



## 66 Capel Crescent Newport



### SPACIOUS THREE BEDROOM FAMILY HOME

- NO ONWARD CHAIN
- SPACIOUS AND EXTENDED END-TERRACED HOME
- THREE BEDROOMS
- THROUGH LOUNGE/DINER
- KITCHEN WITH ADJOINING BREAKFAST AREA
- GROUND FLOOR SHOWER ROOM
- FIRST FLOOR FAMILY BATHROOM
- ENCLOSED GARDEN WITH SIDE ACCESS
- WALKING DISTANCE TO AMENITIES
- WOULD BENEFIT FROM SOME MODERNISATION

**Chain Free £185,000**



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#### NEWPORT

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#### PONTYPRIDD

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## **Capel Crescent, Newport, NP20 2FS**

### **Introduction**

A fantastic opportunity to purchase this spacious and extended end-terraced family home situated in Newport, offered for sale and benefitting from close proximity to amenities and main road connections. Within walking distance there are local shops, bus stops and well regarded school as well as the M4 motorway being a short drive away.

The property would benefit from some modernisation making it the ideal purchase for someone who is looking to make it their own.

On entrance to the property we are welcomed into the hallway which leads off to a shower room/WC, open plan lounge/diner and a kitchen with adjoining breakfast room then, upstairs, three good sized bedrooms and family bathroom.

Outside, there is an enclosed garden with side access leading to the front forecourt.

### **Tenure**

Freehold

### **Council tax**

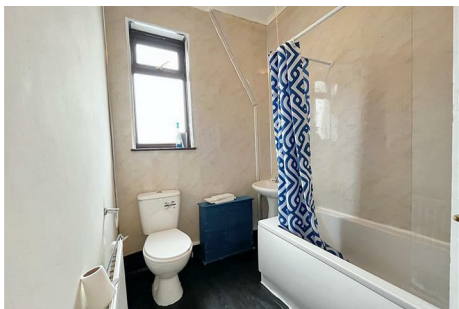
Band B

### **Viewing**


By prior appointment with vendors agents James Douglas. Tel: 01633 212666.

These particulars do not constitute an offer or contract of sale. Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and prospective purchasers should satisfy by inspection or otherwise as to the correctness of any statements or information contained therein.






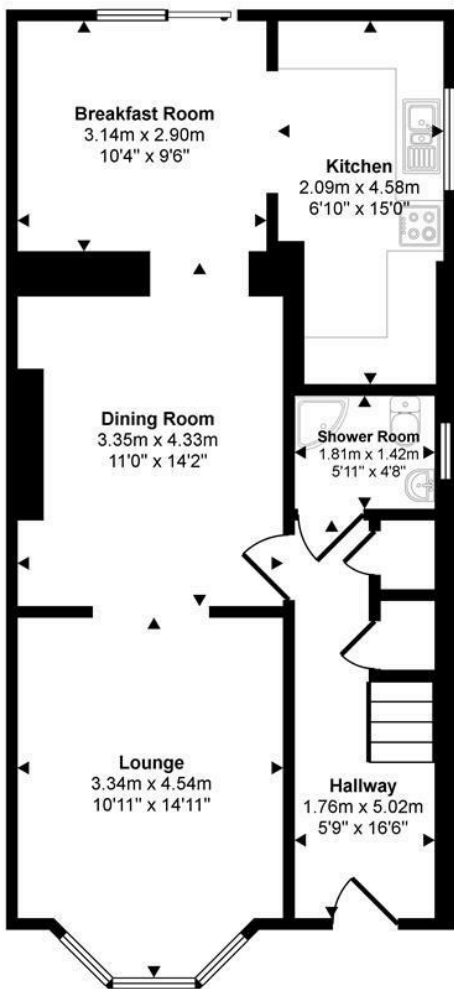
## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

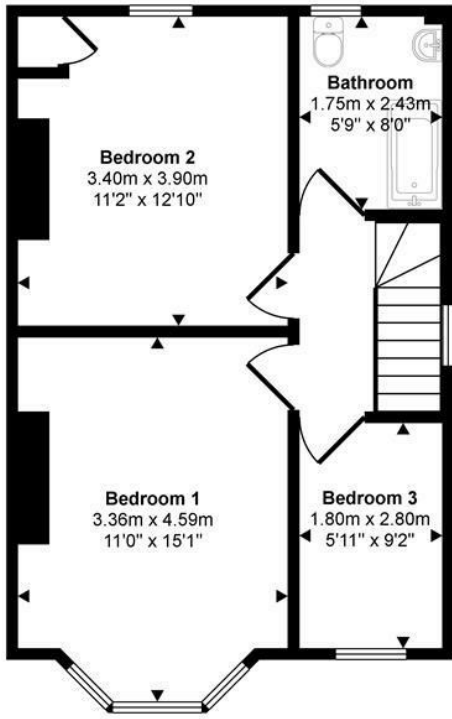
## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Approx Gross Internal Area  
105 sq m / 1135 sq ft



Ground Floor  
Approx 62 sq m / 668 sq ft



First Floor  
Approx 43 sq m / 467 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.