



57 Cae Perllan Road, NP20 3FU

Virtual Tour: <https://bit.ly/>

£330000.00

Entrance porch
Accessed via UPVc front door, space for hanging coats, door to:

Entrance hall
Double glazed obscured, leaded crescent window to the front, stairs to the first floor with traditional spindled balustrade and newel post, attractive vinyl flooring, double panelled radiator, ceiling light point, under stairs storage area with side aspect window, doors to:

Lounge
Double glazed bay window to the front aspect with curved radiator, original parquet flooring, feature open fire place with wooden mantle and flagstone hearth, ceiling light point, coved ceiling, arch to:

Dining room
Double glazed bay window to the rear, ceiling light point, radiator, coved ceiling, ample space for dining table and chairs.

Kitchen
A modern, shaker style fitted kitchen comprising wall and base level cupboard and drawer units with work surfaces over, inset 1.5 bowl composite sink and drainer with mixer tap, space and plumbing for domestic appliances, double glazed rear aspect window, double glazed French style double doors to the side, ceiling light point, radiator.

First floor landing
Double glazed side aspect window, ceiling light point, loft access point, picture rail, doors to:

Bedroom 1
A good sized double bedroom with double glazed bay window to the front aspect, curved radiator, feature fire place and mantle, ceiling light point, laminate wood flooring.

Bedroom 2
A second good sized double bedroom with double glazed bay window to the rear, radiator, built in storage cupboard, feature fire place, laminate wood flooring, ceiling light point.

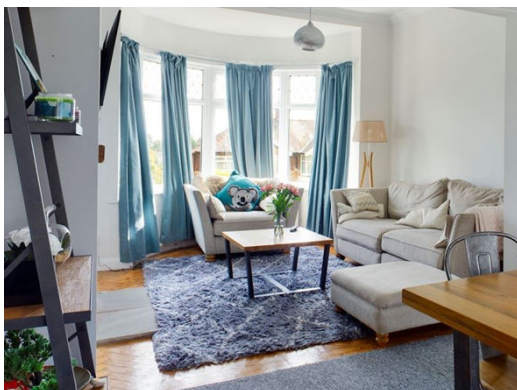
Bedroom 3
A good sized single bedroom, currently used as an office with double glazed window to the front, ceiling light point, radiator, picture rail, laminate wood flooring.

Bathroom
A beautifully appointed, modern fitted bathroom comprising panel enclosed bath with mixer tap and rainwater shower over, glass shower screen, tiled surround, vanity unit with inset wash basin with mixer tap, low level WC with concealed cistern, chrome effect heated towel rail, tiled flooring, double glazed rear aspect window, ceiling light points, extractor fan.

Outside

Front garden
Set up from the road with steps/path to the front door, area of lawn, gated side access.

Downstairs





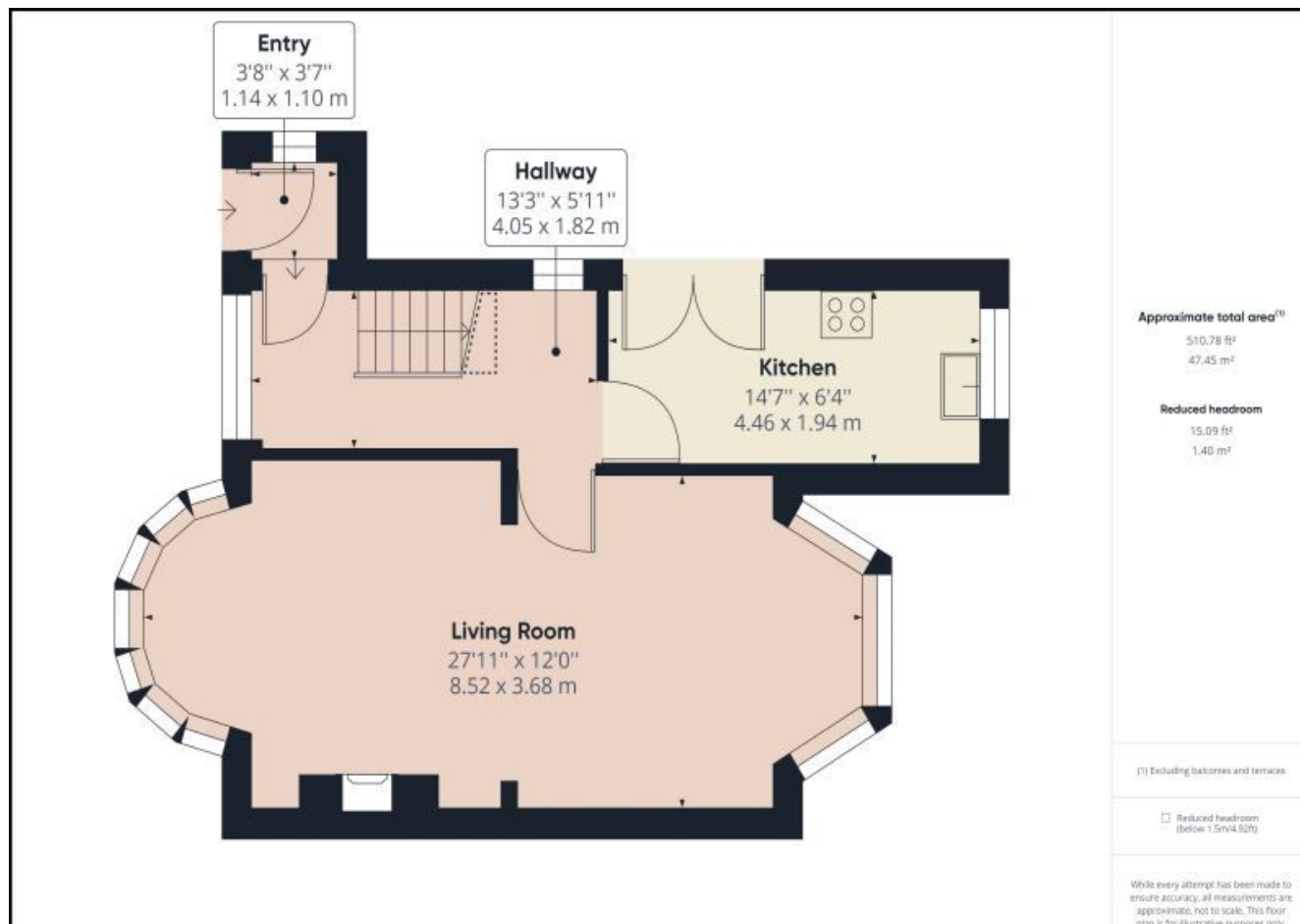
A fantastic family home located approximately 1 mile from Newport City Centre and its associated retail and transport links.

Set in an elevated position with stunning views across Newport, towards the Transporter bridge and beyond is this fantastic family home. Located approximately 1 mile from Newport City Centre and its associated retail and transport links. The accommodation briefly comprises entrance porch, entrance hall, lounge, dining room, modern fitted kitchen, three bedrooms, family bathroom and gardens to the front, side and rear.



| Environmental Impact (CO ₂) Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92- A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92- A | | |
| (81-91) B | | |
| (69-80) C | | 78 |
| (55-68) D | 63 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |



General Information

Fixtures & Fittings: All fixtures and fittings are expressly excluded from the sale unless specifically mentioned herein.

Tenure: Freehold

Viewing: By appointment only through Fortis

Agent's Notes: While we endeavour to make our sales details accurate and reliable, please contact the office for clarification on any point. None of the statements contained in the particulars of this property is to be relied on as statement of fact.

Photographs are used to illustrate the style of property and do not imply that any items shown are included within the sale price.



2a Fairwater Green, Fairwater, Cardiff, CF5 3BA

t: 02920 561 111

e: Cardiff@fortis.homesnewport@fortis.homes