



**33 Bright Street, Crosskeys, , NP11 7PB**  
**Asking Price £160,000**

**\*\*SPACIOUS MID TERRACE PROPERTY\*\* \*\*POPULAR LOCATION\*\***

Sage and Co are pleased to offer FOR SALE this THREE BED MID TERRACE PROPERTY situated in the popular area of Crosskeys just a short walk from the local Primary School, Train Station with direct access to Cardiff City Centre and the fabulous WAUNFAWR PARK. The property comprises living/dining room, kitchen and ground floor WC, while to the first floor are THREE BEDROOMS and the family bathroom. Further benefits include double glazing, gas central heating and an enclosed rear garden. This property would ideally suite a FIRST TIME BUYER and a viewing is advised.

EPC RATING: E  
COUNCIL TAX BAND: B



70 Tredgar Street Risca NP11 6BW  
**Telephone:** 01633 838888 **Email:** [risca@sageandco.co.uk](mailto:risca@sageandco.co.uk)

## ENTRANCE

Enter in through a double glazed front door.

## ENTRANCE HALLWAY

Central heating radiator, stairs to first floor, doors to:

## LIVING ROOM/DINING ROOM

11'1" x 22'11" (3.38 x 6.99)

Double glazed window to front, two central heating radiators, feature fire place, coving to ceiling.

## KITCHEN

9'5" x 8'5" (2.89 x 2.57)

A range of base and wall units, rolled edge work surface, inset stainless steel sink unit with mixer tap over, integrated gas hob and electric oven, plumbing for automatic washing machine, space for fridge/freezer, central heating radiator, under stairs storage cupboard, double glazed window to side.

## INNER HALLWAY

Double glazed door to rear.

## GROUND FLOOR WC

Obscure double glazed window to rear, low level WC.

## STAIRS TO FIRST FLOOR - LANDING

Doors to:

## BEDROOM ONE

9'0" x 10'3" (2.75 x 3.14)

Double glazed window to rear, central heating radiator.

## BEDROOM TWO

7'1" x 12'5" (2.18 x 3.81)

Double glazed window to front, central heating radiator.

## BEDROOM THREE

7'1" x 9'4" (2.17 x 2.86)

Double glazed window to front, central heating radiator.

## DRESSING AREA

6'2" x 6'3" (1.89 x 1.91)

Double glazed window to side, fitted cupboards.

## FAMILY BATHROOM

Comprising of panelled bath with shower over, low level WC, Pedestal wash hand basin, wall mounted "Combi" boiler, central heating radiator, central heating radiator, obscure double glazed window to side.

## OUTSIDE

REAR: Enclosed low maintenance garden, shed, gated access to rear lane.

## TENURE

We have been advised freehold

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

