



9 Oak Terrace, Cross Keys, , NP11 7BX
Asking Price £135,000

****AN IDEAL FIRST TIME BUY OR BUY TO LET PROPERTY****

Sage and Co are pleased to offer FOR SALE this stone fronted, THREE BEDROOM, mid terrace property in the sought after location of CROSSKEYS within walking distance of the TRAIN STATION and bus routes, giving excellent links to both Cardiff and Newport.

This spacious property comprises of a LIVING ROOM, DINING ROOM, kitchen UTILITY ROOM. and GROUND FLOOR WC

To the first floor are THREE good sized bedrooms and a large FAMILY BATHROOM. The enclosed level paved garden provides the perfect seating area to enjoy the ever changing mountain scenery with a summerhouse and gated access to the rear lane.

This property is situated within walking distance of the Brecon and Monmouthshire canal, Cwmcarn Forest Drive and the Sirhowy Valley Walk. The location is ideal for those that enjoy walking, cycling and Mountain biking.

EPC: D

Council Tax band: B

Tenure: Freehold



70 Tredegar Street Risca NP11 6BW

Telephone: 01633 838888 Email: risca@sageandco.co.uk

ENTRANCE

Enter through a double glazed front door

HALLWAY

Central heating radiator, stairs to first floor

LIVING ROOM

10'7" x 12'6" (3.25 x 3.82)

Double glazed window to front, central heating radiator, fireplace

DINING ROOM

11'11" x 12'11" (3.65 x 3.94)

Double glazed window to front, central heating radiator, fireplace

KITCHEN

10'7" x 7'9" (3.25 x 2.38)

Range of base and wall units, rolled edge work surface, two larder cupboards, inset stainless steel sink unit, under stairs storage cupboard/pantry plumbing for automatic washing machine, space for gas cooker, double glazed door and window to side

UTILITY

Double glazed window to rear, central heating radiator, door to;

GROUND FLOOR WC

Low level WC, wall mounted wash hand basin, obscured glass double glazed window to side.

STAIRS TO FIRST FLOOR LANDING

Loft access

BEDROOM ONE

10'2" x 9'5" (3.12 x 2.89)

Double glazed door to rear, central heating radiator

BEDROOM TWO

12'6" x 7'2" (3.83 x 2.19)

Double glazed window to front, central heating radiator, airing cupboard

BEDROOM THREE

9'6" x 7'6" (2.92 x 2.31)

Double glazed window to front, central heating radiator

BATHROOM

10'0" x 8'0" (3.07 x 2.44)

Paneled bath, corner shower cubicle, low level WC, pedestal wash hand basin, central heating radiator, airing cupboard housing wall mounted gas combi boiler.

OUTSIDE

REAR: Low maintenance paved garden, wooden summer house

TENURE

We have been advised freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		61	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

