



## 6 Silver Street, Pontywaun, Crosskeys, Gwent NP11 7FX

Asking Price £159,950

**\*\*SPACIOUS STONE FRONTED PROPERTY IN SOUGHT AFTER LOCATION\*\* IDEAL FIRST TIME BUY\*\***

Sage and Co are delighted to offer FOR SALE this STONE FRONTED MID TERRACE PROPERTY set in the popular village of Pontywaun just a short walk from the CWCARN FOREST DRIVE and the BRECON AND MONMOUTH CANAL.

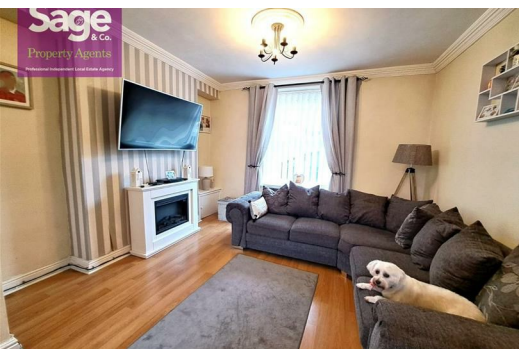
This spacious property offers TWO BEDROOMS as well as a GOOD SIZE LOFT ROOM, TWO BATHROOMS, living through dining room and modern kitchen.

Outside is a courtyard for enjoying the views of the surrounding mountainside in the summer sunshine.

Further benefits include double glazing and gas central heating.

This is an ideal FIRST TIME HOME and should not be missed. Book your viewing today not to be disappointed.

EPC RATING: D, COUNCIL TAX BAND: B



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## ENTRANCE

Composite door

## ENTRANCE HALLWAY

Central heating radiator, stairs to first floor

## LIVING/DININGROOM

13'0" x 23'1" (3.97 x 7.04)

Double glazed window to front and to rear, 2 central heating radiators. Understairs storage, laminate flooring

## KITCHEN

7'10" x 14'8" (2.39 x 4.48)

Shaker style kitchen base and wall units, rolled edged work surfaces, stainless steel sink unit, integrated gas hob with electric oven. Space for dishwasher, space for washing machine, space for fridge freezer and tumble drier. Central heating radiator. Double glazed door and window to side. Tiled floor.

## BATHROOM

Panelled bath with glass shower screen and shower over. Vanity wash hand basin and low level WC. Central heating radiator. Obscured double glazed window to rear. Spotlights

## FIRST FLOOR LANDING

Stairs to loft room

## BEDROOM ONE

12'10" x 8'2" (3.92 x 2.50)

Double glazed window to front, central heating radiator

## BEDROOM TWO

6'6" x 9'10" (2.00 x 3.02)

Double glazed window to front, central heating radiator. Laminate flooring

## FAMILY BATHROOM

Panelled bath, mixer tap and shower over glass shower screen. Low level WC vanity wash hand basin, chrome towel rail. Airing cupboard housing combi. Spotlights and obscured double glazed window to rear

## LOFT ROOM

16'0" x 15'3" (4.88 x 4.65)

Velux window

## OUTSIDE REAR

Decked area with Patio and artificial lawn. Gate leading to rear.

## TENURE

We have been advised freehold

