



39 Tredegar Street, Crosskeys, NP11 7PW
Asking Price £169,995

****STONE FRONTED FAMILY HOME IN POPULAR LOCATION** NO ONWARD CHAIN****

Sage and Co are pleased to offer FOR SALE this THREE BED MID TERRACE PROPERTY set in the popular location of Crosskeys close to local amenities including school, coleg Gwent, the fabulous WAUNFAWR PARK and within walking distance to the train station offering direct access to CARDIFF CITY CENTRE.

The property has recently been redecorated throughout by the current owners and offers TWO SITTING ROOMS, three bedrooms AND MODERN GROUND FLOOR BATHROOM.

Outside the property offers level low maintenance rear garden with newly fitted double gates offering OFF ROAD PARKING.

This property is being sold with NO ONWARD CHAIN and a viewing is highly advised not to miss out.

EPC RATING: D
COUNCIL TAX BAND: B



70 Tredegar Street Risca NP11 6BW
Telephone: 01633 838888 **Email:** risca@sageandco.co.uk

ENTRANCE

Enter through a double glazed front door.

ENTRANCE HALLWAY

Under stairs storage cupboard, doors to:

LIVING ROOM

10'0" x 11'1" to chimney breast (3.06 x 3.39 to chimney breast)

Double glazed window to the front, central heating radiator, fireplace.

SECOND RECEPTION ROOM/DINING ROOM

11'7" x 11'6" to chimney breast (3.54 x 3.53 to chimney breast)

Double glazed window to the rear, central heating radiator, feature fireplace, leading through to inner hall,

INNER HALL

Stairs to the first floor, door to kitchen

KITCHEN

7'11" x 11'8" (2.43 x 3.58)

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, double glazed window and door to the side.

FAMILY BATHROOM

7'9" x 7'5" max (2.38 x 2.28 max)

Panelled bath with mixer tap and shower over, glass shower screen, low level WC, pedestal wash hand basin, central heating radiator, obscure double glazed window to the rear.

STAIRS TO THE FIRST FLOOR - LANDING

Loft access, doors to:

BEDROOM ONE

11'9" x 9'7" (3.59 x 2.93)

Double glazed window to the rear, central heating radiator, storage cupboard housing combi boiler.

BEDROOM TWO

12'2" x 7'3" (3.73 x 2.21)

Double glazed window to the front, central heating radiator.

BEDROOM THREE

9'2" x 7'2" (2.80 x 2.19)

Double glazed window to the front, central heating radiator.

OUTSIDE

REAR: Level low maintenance garden with off road parking, double gates leading to rear lane.

NOTE

- * The property benefits from hard wired smoke alarms to both floors
- * Electrical safety and gas safety reports are completed and available

TENURE

We have been advised freehold

