



86 Tredegar Street, Crosskeys, NP11 7PQ
Asking Price £265,000

****SPACIOUS FAMILY HOME IN POPULAR LOCATION** **WELL PRESENTED THROUGHOUT****

Sage and Co are delighted to offer FOR SALE this EXTREMELY WELL PRESENTED family home set in the popular area of Crosskeys close to local amenities including Coleg Gwent, Waunfawr Primary School with the fabulous Waunfawr Park just a stone's throw away, offering a tranquil escape from the hustle and bustle of daily life. Commuters will find the location ideal with easy access to the A467 and Crosskeys Railway Station nearby, providing easy access to various destinations. For those who enjoy outdoor activities, Cwmcarn Forest Drive is within reach, offering a picturesque setting for leisurely walks or adventurous hikes.

This fabulous home offers SPACIOUS GROUND FLOOR LIVING with KITCHEN/BREAKFAST ROOM leading out to the low maintenance rear garden with bar area and off road parking. To the first floor are FOUR BEDROOMS a modern family bathroom and STAIRS TO A SPACIOUS LOFT ROOM AND ENSUITE.

This property is one not to miss so book your appointment today not to miss out!!

EPC RATING: TBC
COUNCIL TAX BAND: C



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

ENTRANCE

Enter through a composite front door.

ENTRANCE HALLWAY

Central heating radiator, "5G" laminate flooring, stairs to the first floor.

LIVING ROOM

12'5" x 13'3" (3.81 x 4.06)

Double glazed bay window to the front, vertical central heating radiator, spot lighting, alcove shelving and lighting

DINING ROOM

11'9" x 13'1" (3.60 x 4.00)

Central heating radiator, wall mounted electric fire, "5G" laminate flooring, spot lighting, part glazed door through to:

GROUND FLOOR WC

Low level WC, vanity wash hand basin, central heating radiator, tiled floor, spot lighting.

KITCHEN/BREAKFAST ROOM

10'11" x 18'0" (3.33 x 5.50)

A range of high gloss base and wall units, square edge work surface and breakfast bar, inset stainless steel sink unit with mixer tap over, integrated gas hob, eye level oven and grill, plumbing for automatic washing machine, space for "American" fridge/freezer, wall mounted combi boiler, central heating radiator, double glazed door with two side panes to the rear, tiled floor.

STAIRS TO THE FIRST FLOOR - LANDING

Glass balustrade, doors through to:

BEDROOM ONE

10'2" x 11'1" (3.10 x 3.40)

Double glazed window to the rear, central heating radiator, laminate flooring.

BEDROOM TWO

10'7" x 10'5" (to chimney breast) (3.23 x 3.19 (to chimney breast))

Double glazed window to the rear, central heating radiator, laminate flooring.

BEDROOM THREE

8'11" (to chimney breast) x 12'0" (2.74 (to chimney breast) x 3.68)

Double glazed window to the front, central heating radiator laminate flooring.

BEDROOM FOUR

7'3" x 9'0" (2.21 x 2.75)

Double glazed window to the front, central heating radiator, laminate flooring.

FAMILY BATHROOM

7'4" x 7'1" (2.26 x 2.18)

Modern tiled "L" shaped bath with mixer tap and shower over,

glass shower screen, low level WC, vanity wash hand basin, low level lighting, chrome heated towel rail, obscure double glazed window to the side.

LOFT ROOM

12'1" x 12'9" max (3.70 x 3.89 max)

Velux windows, two central heating radiators, eaves storage, laminate flooring.

ENSUITE

Close coupled WC, vanity wash hand basin, velux window, laminate flooring.

OUTSIDE

FRONT: Forecourt to front

SIDE: Gated pedestrian access to rear.

REAR: Spacious covered patio area leading to off road parking with double gates to rear lane, large storage shed.

GYM/BAR

6'6" x 11'3" (1.99 x 3.45)

Double glazed window to the rear, double glazed door to the side, power and light.

TENURE

We have been advised freehold.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	63	80
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-81) B		
(49-60) C		
(35-48) D		
(22-34) E		
(13-21) F		
(1-12) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

