



22 Silver Street, Pontywaun, Crosskeys, NP11 7FX
Asking Price £150,000

****MID TERRACE STONE FRONTED PROPERTY IN SOUGHT AFTER LOCATION** **NO ONWARD CHAIN****

Sage and Co are pleased to offer FOR SALE this THREE/FOUR BEDROOM TERRACE PROPERTY set in the quiet location of Pontywaun located on the edge of the well renowned CWMCARN FOREST DRIVE AND BRECON AND MONMOUTHSHIRE CANAL, close to local amenities including local Primary school, village shops, pubs and restaurant and a stones throw from A467. The bus route is situated on the doorstep and Crosskeys TRAIN STATION is a short drive or 15 mins walking distance. The property comprises to the ground floor a LIVING ROOM , DINING ROOM, KITCHEN and bathroom, whilst to the first floor are THREE BEDROOMS. Further benefits include an ANNEXE which can be used as a fourth bedroom.

This property is ideal for those who enjoy cycling and walking and is being sold with NO ONWARD CHAIN.

EPC RATING: D
COUNCIL TAX BAND: B
TENURE: FREEHOLD



70 Tredgar 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, laminate flooring

LIVING ROOM

11'4" x 11'0" (3.47 x 3.37)

Double glazed window to front, central heating radiator, laminate flooring, spot lights

DINING ROOM

11'4" x 11'6" (3.46 x 3.52)

Double glazed window to rear, central heating radiator, under stairs storage cupboard, fireplace, spotlights

KITCHEN

8'9" x 9'8" (2.67 x 2.97)

Range of base and wall units, rolled edge work surface, inset stainless steel sink unit with mixer tap over. induction hob and electric oven plumbing for automatic washing machine, plumbing for dish washer, space fro fridge freezer, double glazed window to rear, spot lights, central heating radiator,.

INNER PORCH

Double glazed door to rear, door to;

FAMILY BATHROOM

6'0" x 5'10" (1.83 x 1.79)

'L shaped bath with shower and mixer tap over, low level WC, pedestal wash hand basin, chrome towel radiator, central hating radiator, spot lights, double glazed window to side

STAIRS TO FIRST FLOOR - LANDING

Double glazed window to rear, loft access, spotlights, storage cupboard.

BEDROOM ONE

9'2" x 9'2" (2.80 x 2.81)

Double glazed window to rear, central heating radiator, airing cupboard housing gas combi boiler

BEDROOM TWO

7'8" x 13'3" (2.36 x 4.06)

Double glazed window to front, central heating radiator, spotlights

BEDROOM THREE

10'2" x 6'11" (3.10 x 2.12)

Double glazed window to front, central heating radiator, spotlights

ANNEXE

8'9" x 12'7" (2.67 x 3.86)

Low level WC and wash hand basin, plumbing for automatic washing machine, double glazed door and window to side

OUTSIDE

REAR: low maintenance yard, storage shed, double glazed door and window. access to rear lane.

TENURE

We have been advised freehold

