



8 North Road, Pontywaun, Crosskeys, NP11 7GA
Asking Price £200,000

****A SPACIOUS FAMILY HOME IN A FABULOUS SETTING** NO ONWARD CHAIN****

Sage and Co are pleased to offer FOR SALE this well presented SEMI DETACHED PROPERTY set in the popular location of Pontywaun just a short distance from the Brecon and Monmouth canal and overlooking the fabulous CWMCARN FOREST DRIVE. This property benefits from a SPACIOUS LIVING/DINING ROOM THREE GOOD SIZE BEDROOMS and FIRST FLOOR FAMILY BATHROOM. Outside offers a tierred garden with fabulous over the mountains on all sides. This property is being sold with NO ONWARD CHAIN and a viewing is highly advised.

EPC RATING: C
COUNCIL TAX BAND: B



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ENTRANCE

Enter through a double glazed front door.

ENTRANCE HALLWAY

Double glazed window to the side, central heating radiator, stairs to the first floor, laminate flooring.

LIVING/DINING ROOM

23'2" to chimney breast x 10'6" (7.08 to chimney breast x 3.22)

Two double glazed windows to the front, two central heating radiators, laminate flooring.

KITCHEN

10'11" x 6'7" (3.35 x 2.01)

A range of base and wall units, rolled edge work surface, inset stainless steel sink unit, mixer tap over, integrated gas hob and electric oven, plumbing for automatic washing machine, space for fridge and freezer, wall mounted combi boiler, under stairs storage cupboard, double glazed window and door to the rear.

STAIRS TO THE FIRST FLOOR - LANDING

Double glazed window to the side, loft access.

BEDROOM ONE

10'7" x 12'1" (3.23 x 3.69)

Double glazed window to the front, central heating radiator.

BEDROOM TWO

10'8" x 10'6" (3.26 x 3.22)

Double glazed window to the front, central heating radiator.

BEDROOM THREE

9'8" x 7'0" (2.97 x 2.14)

Double glazed window to the rear, central heating radiator.

FAMILY BATHROOM

6'9" x 6'3" (2.07 x 1.92)

Panelled bath with shower over, low level WC, pedestal wash hand basin, chrome towel rail, obscure double glazed window to the rear.

OUTSIDE

FRONT: Lawned front garden with steps leading to front door.

SIDE: Gated pedestrian access to rear.

REAR: Tiered rear garden with decked area and gate to rear.

