

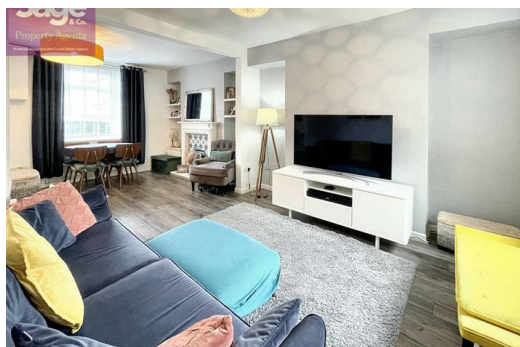
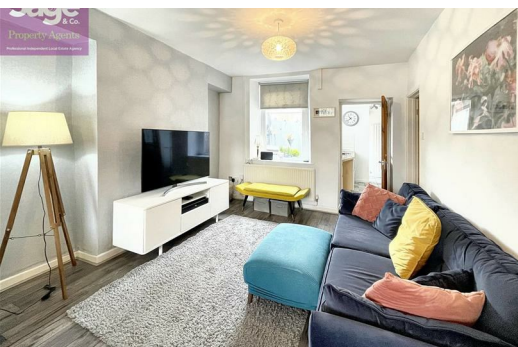


16 Salisbury Street, Cross Keys, NP11 7PD
Asking Price £165,000

Welcome to Salisbury Street, Crosskeys where you will find this well presented three bedroom mid-terraced house, perfect for first-time home buyers. This property boasts two reception rooms, a modern fitted kitchen, a stylish bathroom, and a low maintenance rear garden. Situated with close access to the M4, this home provides convenient links to both Cardiff and Bristol. In addition, local transport links including train and bus routes are easily accessible, offering flexibility for commuting or leisure activities. The property also benefits from its close proximity to the convenient Waunfawr Park, making it an ideal location for families or those who appreciate outdoor activities and open spaces. Don't miss the opportunity to make this charming property in Crosskeys your new home! Call Sage & Co, Risca on 01633 838888 (Option Two) or Email; risca@sageandco.co.uk

EPC: D

Council Tax: B



70 Tredgar Street Risca NP11 6BW

Telephone: 01633 838888 Email: risca@sageandco.co.uk

ENTRANCE PORCH

Porch area with double glazed PVC front door.

LOUNGE

11'5" x 10'4" (3.48 x 3.15)

Well presented family sized lounge with rear aspect views, open to dining room. Double glazed PVC window and single gas central eating radiator.

DINING ROOM

9'6" x 13'10" (2.92 x 4.22)

Open plan to lounge. Front aspect facing family dining room. Feature gas fireplace. Double glazed PVC window. Under stair storage cupboard. Single gas central heating radiator.

KITCHEN

6'11" x 11'6" (2.12 x 3.52)

Modern fitted galley style kitchen. Wood effect finish worktop with high and low unit storage. Tiled splash back with ceramic electric hob and oven. Space for appliances. Vertical gas central heating radiator. Double glazed PVC window to side aspect.

STAIRS TO THE FIRST FLOOR - LANDING

Doors to:

BEDROOM ONE

11'7" x 8'4" (3.55 x 2.55)

Double bedroom to the rear aspect of property. Double glazed PVC window. Storage cupboard over stairwell and separate boiler cupboard. Single gas central heating radiator.

BEDROOM TWO

12'9" x 7'4" (3.91 x 2.25)

Double bedrooms with double glazed front aspect window to front aspect. Single gas central heating radiator.

BEDROOM THREE

9'8" x 6'7" (2.97 x 2.03)

Single bedroom with double glazed front aspect PVC window., single gas central heating radiator.

BATHROOM

Three piece bathroom suite with additional over head mains supply shower. Fully tiled finish with double glazed PVC window to the rear aspect.

OUTSIDE

REAR: Flat rear garden with part patio area and part artificial lawned area. Planted beds to borders. Rear access from lane and brick built shed.

TENURE

FREEHOLD

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			64
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

