



The Dairy, 21 Waunfawr Road, Cross Keys, , Gwent NP11 7PG
Reduced To £310,000

**** FABULOUS FAMILY HOME CONSTRUCTED IN 2009** SOUGHT AFTER LOCATION****

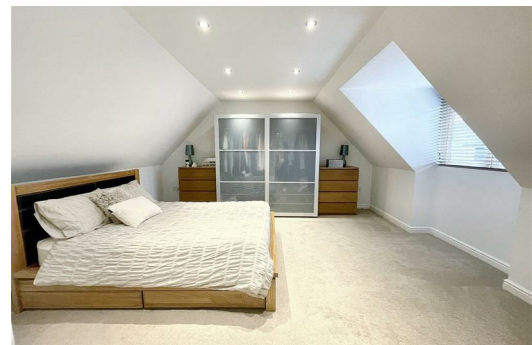
Sage and Co are delighted to offer FOR SALE this SPACIOUS DETACHED DORMA BUNGALOW set in the popular area of Crosskeys close to all local facilities including the FABULOUS WAUNFAWR PARK, Primary School and a short walk to good transport links including the train station giving direct access to CARDIFF CITY CENTRE.

The property offers TWO BEDROOMS on the first floor and BEDROOM THREE/SECOND SITTING ROOM on the ground floor together with a spacious living room and MODERN KITCHEN/DINER.

The property has been built to a high standard and benefits from Oak doors throughout as well as an oak staircase and modern alarm system. To the outside is an enclosed patio area and DRIVEWAY for two vehicles.

This modern family home is not to be missed, book your appointment today not to be disappointed.

EPC RATING: TBC
COUNCIL TAX BAND: E



70 Tredgar Street Risca NP11 6BW
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ENTRANCE

Enter through a double glazed front door.

ENTRANCE HALLWAY

Stairs to the first floor, central heating radiator, laminate flooring, doors through to:

LIVING ROOM

12'4" x 15'2" (3.77 x 4.64)

Double glazed window to the front, double glazed "French" doors to the side, central heating radiator, laminate flooring.

SECOND SITTING ROOM/BEDROOM THREE

15'3" x 10'2" (4.66 x 3.11)

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

KITCHEN/DINER

12'0" x 23'1" (3.66 x 7.04)

A spacious kitchen with a range of shaker style base and wall units, rolled edge work surface, inset stainless steel sink unit, mixer tap over, integrated 5 ring gas hob and electric oven, chrome extractor hood over, integrated fridge/freezer, dishwasher and washing machine, double glazed windows to the front side and rear, central heating radiator, double glazed door to the side, tiled floor.

GROUND FLOOR/BATHROOM

8'10" x 6'8" (2.71 x 2.05)

"P" shaped bath with waterfall tap and shower over, glass shower screen, pedestal wash hand basin, low level WC, chrome heated towel rail, obscure double glazed window to the rear, walls and floor fully tiled, spot lighting.

STAIRS TO THE FIRST FLOOR - LANDING

Double glazed window to the front, central heating radiator, loft access, doors to

BEDROOM ONE

16'9" x 15'3" (5.13 x 4.65)

Double glazed window to the front, central heating radiator, spot lighting.

BEDROOM TWO

12'0" x 15'7" (3.66 x 4.75)

Double glazed window to the front and side, central heating radiator, wood flooring, spot lighting.

FIRST FLOOR WC

7'9" x 4'7" (2.38 x 1.42)

Close coupled WC, pedestal wash hand basin, chrome towel rail, walls and floor fully tiled, spot lighting.

OUTSIDE

SIDE: Paved enclosed garden access from living room.

DRIVEWAY: Driveway to the side offering off road parking for two cars.

TENURE

We have been advised freehold

