



10 Tredegar Street, Cross Keys, , NP11 7PP
Asking Price £165,000

****STONE FRONTED FAMILY HOME IN POPULAR LOCATION** NO ONWARD CHAIN****

Sage and Co are pleased to offer FOR SALE this THREE BED MID TERRACE PROPERTY set in the popular location of Crosskeys close to local amenities including school, coleg Gwent, the fabulous WAUNFAWR PARK and within walking distance to the train station offering direct access to CARDIFF CITY CENTRE.

The property offers OPEN PLAN LIVING to the ground floor together with the family bathroom, whilst offer THREE BEDROOMS to the first floor..

Outside the property offers level low maintenance rear garden with gated access to OFF ROAD PARKING.

This property is being sold with NO ONWARD CHAIN and a viewing is highly advised not to miss out.

EPC RATING: D
COUNCIL TAX BAND: A



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, spot lighting, door to:

LOUNGE

9'10" x 10'10" (3.00 x 3.32)

Double glazed window to the front, central heating radiator, open plan to:

KITCHEN

14'4" x 11'3" (4.37 x 3.43)

A range of high gloss base and wall units, rolled edge work surface, inset stainless steel sink unit with mixer tap over, integrated gas hob and electric oven, space for fridge/freezer, stairs to the first floor, spot lighting, under stairs storage cupboard.

INNER PORCH/UTILITY

Double glazed window to the rear, double glazed door to the side, plumbing for automatic washing machine.

FAMILY BATHROOM

4'11" x 5'11" (1.50 x 1.82)

Panelled bath with shower over, low level WC, pedestal wash hand basin, chrome towel rail, obscure double glazed window to the rear, spot lighting, walls and floor fully tiled in ceramics.

STAIRS TO THE FIRST FLOOR - LANDING

Loft access, doors to:

BEDROOM ONE

6'9" x 9'3" (2.06 x 2.82)

Double glazed window to the rear, central heating radiator, laminate flooring, cupboard housing combi boiler.

BEDROOM TWO

6'11" x 12'9" (2.11 x 3.89)

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

BEDROOM THREE

8'11" x 11'4" (2.73 x 3.47)

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

OUTSIDE

REAR: Level rear garden with patio area and gated access to rear lane and parking for two vehicles.

TENURE

We have been advised freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			68
(55-68) D			
(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	

