



73 High Street, Crosskeys, Newport, Gwent NP11 7FN
Guide Price £160,000

****GUIDE PRICE £160,000 TO £170,000****

SAGE AND CO are please to offer FOR SALE this charming mid-terrace cottage in a popular location. The property boasts TWO WELL PROPORTIONED BEDROOMS, making it ideal for small families, couples, or individuals looking for extra space.

Upon entering, you are welcomed into a SPACIOUS LIVING/DINING ROOM that offers a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout of the house is practical and functional, ensuring that every corner is utilised effectively.

One of the standout features of this property is the GOOD SIZE REAR GARDEN, which provides a private outdoor space for summer barbecues or a tranquil retreat after a long day. For those seeking outdoor activities the fabulous CWMCARN FOREST DRIVE and BRECON MONMOUTH CANAL are within easy walking distance. The location is particularly advantageous, with excellent transport links with the TRAIN STATION just a two minute walk away. In summary, this mid-terrace cottage offers a perfect blend of comfort, convenience, and charm. With its two bedrooms, inviting reception room, and generous garden, it is a wonderful opportunity for anyone looking to settle in a vibrant community. This property is being sold with NO ONWARD CHAIN so don't miss the chance to make this delightful property your new home.

EPC RATING: TBC

COUNCIL TAX BAND: B



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ENTRANCE

Enter through a composite front door.

ENTRANCE PORCH

Laminate floor, door to:

LIVING/DINING ROOM

12'11" x 21'11" (3.96 x 6.70)

Double glazed window to the front, two central heating radiators, open plan stairs to the first floor, laminate floor, door to:

KITCHEN

8'1" x 7'2" (2.48 x 2.19)

Fitted with a range of high gloss base and wall units, rolled edge work surface, inset stainless steel sink unit, mixer tap over, plumbing for automatic washing machine, inset electric hob and oven with extractor hood over, space for fridge/freezer, double glazed window and door to the rear.

FAMILY BATHROOM

Panelled bath with shower over, low level WC, pedestal wash hand basin, central heating radiator, obscure double glazed window to the rear, floor and walls tiled in ceramics.

STAIRS TO THE FIRST FLOOR - LANDING

Loft access, doors to:

BEDROOM ONE

10'7" x 12'1" (3.24 x 3.69)

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

BEDROOM TWO

9'8" x 13'4" (2.97 x 4.08)

Double glazed window to the front, central heating radiator.

OUTSIDE

FRONT: Forecourt to front.

REAR: Good size rear garden laid with patio and artificial grass, storage shed to remain, shared pedestrian access.

TENURE

We have been advised freehold.

