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Property Agents

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Professional Independent Local Estate Agency



### 9 Fields Park Terrace, Cross Keys, , NP11 7DA

**Guide Price £170,000**

**\*\* GUIDE PRICE £170,000 TO £180,000\*\***

**\*\*STONE FRONTED MID TERRACE PROPERTY\*\* \*\*POPULAR LOCATION\*\***

SAGE AND CO are delighted to offer FOR SALE this SPACIOUS MID TERRACE PROPERTY situated in the popular area of Crosskeys close to local amenities including Primary School, good road links and a short walk from the TRAIN STATION.

This property offers TWO RECEPTION ROOMS with a ground floor bathroom and THREE BEDROOMS to the first floor.

Outside is an enclosed courtyard with a good size storage shed and access to the rear lane.

This property is one not to miss and a viewing is highly advised.

EPC RATING: TBC

COUNCIL TAX BAND: C



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ENTRANCE

Enter through a part glazed composite front door.

ENTRANCE HALLWAY

Single radiator, stairs to the first floor, laminate floor, doors to:

LIVING ROOM

11'10" to bay x 12'7" to bay (3.62 to bay x 3.86 to bay)

Double glazed bay window to the front, single radiator, feature fireplace with wooden mantle, coved ceiling

DINING ROOM

12'7" x 12'0" (3.84 x 3.67)

Double glazed window to the rear, double radiator, laminate flooring.

KITCHEN

10'9" x 8'9" max (3.30 x 2.68 max)

Fitted with a range of base and wall units, rolled edge work surface and breakfast bar, inset stainless steel sink unit with mixer tap over, plumbing for automatic washing machine, space for gas range cooker, extractor hood over, space for fridge/freezer, double radiator, under stairs storage cupboard, coved ceiling, double glazed door and window to the rear,

FAMILY BATHROOM

4'0" x 9'4" (1.22 x 2.85)

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

STAIRS TO THE FIRST FLOOR - LANDING

Loft access, doors to:

BEDROOM ONE

10'10" x 16'2" (3.32 x 4.94)

Two double glazed windows to the front, double radiator, coved ceiling.

BEDROOM TWO

11'8" x 8'11" (3.57 x 2.73)

Double glazed window to the rear, double radiator, coved ceiling.

BEDROOM THREE

10'9" x 8'0" (3.28 x 2.44)

Double glazed window to the rear, single radiator.

OUTSIDE

FRONT: Forecourt to front

REAR: Rear courtyard with brick built storage shed and access to rear lane.

TENURE

We have been advised freehold.

