



Sage
& Co.
Property Agents



32 Cobden Street, Cross Keys, Newport, NP11 7PF
Guide Price £170,000

****GUIDE PRICE** £170,000 TO £180,000** **FABULOUS LOCATION****

Sage and Co are delighted to offer FOR SALE this SPACIOUS MID TERRACE PROPERTY situated in the popular area of Crosskeys within close proximity to the local primary school, a short walk to the TRAIN STATION giving direct access to CARDIFF AND NEWPORT and a stones throw away from the fabulous WAUNFAWR PARK ideal for all the family. The property offers good size living with TWO RECEPTION ROOMS, THREE BEDROOMS, ground floor bathroom with the added bonus of a first floor WC.

The rear of the property has a good size level garden with off road parking.

This property is in need of some upgrading but is an ideal family home. Book your viewing to day not to miss out!!

EPC RATING: C
COUNCIL TAX BAND: B



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ENTRANCE

Enter through a PVC front door

ENTRANCE PORCH

On entering through the door the walls and floor are tiled and there is a part glazed door to the hallway.

HALLWAY

Stairs to the first floor and a single radiator.

LIVING ROOM

10'8" x 14'0" (3.27 x 4.28)

Double glazed window to the front, double radiator, picture rail.

DINING ROOM

12'4" x 11'3" (3.78 x 3.45)

Double glazed window to the rear, double radiator and picture rail.

KITCHEN

10'0" x 10'6" (3.06 x 3.21)

Fitted with a range of base and wall units, rolled edge work surface, with integrated stainless steel sink unit and mixer tap over, plumbing for automatic washing machine, space for electric cooker, under stairs storage cupboard, single radiator, double glazed window to the side.

OUTER PORCH

Double glazed door to the rear and door to bathroom

BATHROOM

5'10" x 6'10" (1.80 x 2.09)

Panelled bath with a mixer tap and shower over, pedestal wash hand basin, low level wc, single radiator, obscured double glazed window to the rear.

STAIRS TO FIRST FLOOR- LANDING

Double glazed window to the rear, single radiator

BEDROOM ONE

11'11" x 8'3" (3.64 x 2.53)

Double glazed window to the front, double radiator, fitted wardrobes/cupboards.

BEDROOM TWO

11'4" x 7'8" (3.47 x 2.36)

Double glazed window to the rear, airing cupboard housing the combi boiler

BEDROOM THREE

6'9" x 11'10" (2.06 x 3.63)

Double glazed window to the front, loft access

FIRST FLOOR WC

Low level wc, pedestal wash hand basin, obscured double glazed

OUTSIDE

FRONT: Forecourt to front leading to front door.

REAR: Generous size level garden with brick built storage shed, greenhouse and hard standing at the rear

TENURE

We have been advised freehold.

