



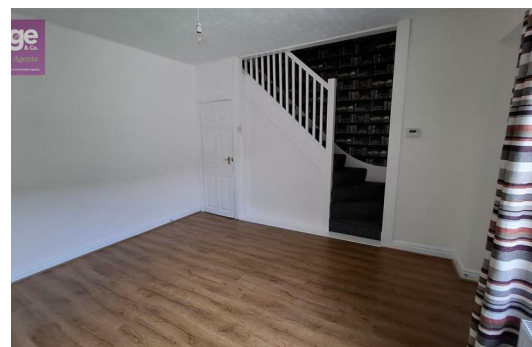
17 High Street, Cross Keys, Newport, Gwent NP11 7FR
Guide Price £165,000

****GUIDE PRICE £165,000 TO £175,000****

SAGE AND CO are please to offer FOR SALE this charming MID TERRACE COTTAGE in a popular location close to local amenities including schools, good road links and within walking distance to the TRAIN STATION which gives direct access to NEWPORT AND CARDIFF.

The property offers TWO GOOD SIZE RECEPTION ROOMS with a modern kitchen to the ground floor while upstairs benefits from THREE BEDROOMS and the FAMILY BATHROOM. One of the standout features of this property is the SOUTH FACING 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. This property offers 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 C
COUNCIL TAX BAND B



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ENTRANCE

Enter through a part glazed front door.

ENTRANCE HALLWAY

Double radiator, under stairs storage cupboard.

LIVING ROOM

11'2" x 11'10" (3.42 x 3.62)

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

DINING ROOM

12'7" x 12'5" (3.85 x 3.80)

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

KITCHEN

8'3" x 9'1" (2.53 x 2.77)

Fitted with a range of base and wall units, rolled edge work surface, inset stainless steel sink unit, mixer tap over, tiled splashback, inset gas hob, extractor hood over, electric oven, plumbing for automatic washing machine, double radiator, (under stairs storage space being used for fridge/freezer) double glazed door and window to the side, tiled floor.

STAIRS TO THE FIRST FLOOR - LANDING

Loft access, double radiator, doors to:

BEDROOM ONE

12'10" x 8'2" (3.92 x 2.51)

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

BEDROOM TWO

6'5" x 10'9" (1.96 x 3.28)

Double glazed window to the rear, double radiator.

BEDROOM THREE

9'5" x 7'3" (2.89 x 2.22)

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

FAMILY BATHROOM

7'4" x 5'3" (2.25 x 1.62)

Panelled bath with mixer tap over and shower over, low level WC, pedestal wash hand basin, double radiator, cupboard housing combi boiler, walls partly tiled, obscure double glazed window to the rear.

OUTSIDE

FRONT: Forecourt to the front.

REAR: Patio area with additional lawn and gated access to the rear lane

TENURE

We have been advised freehold

