



3 Old School Court Pandy View, Cross Keys, Newport, NP11 7DL
Guide Price £190,000

****GUIDE PRICE £190,000 TO £195,000 ****
****SEMI DETACHED PROPERTY IN QUIET CUL DE SAC LOCATION****

SAGE AND CO are delighted to offer FOR SALE this SEMI DETACHED property set in a quiet cul de sac location close to local amenities including school, train station and a short distance from the fabulous CWMCARN FOREST DRIVE. This property offers ideal family living with THREE BEDROOMS, first floor bathroom and spacious living/dining room. To the outside is a level rear garden and DRIVEWAY to the front for two family vehicles.

This property is an ideal FIRST TIME BUY and is one not to miss. Book your viewing today not to be disappointed.

EPC RATING: C
COUNCIL TAX BAND: C



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ENTRANCE

Enter through a part glazed front door.

ENTRANCE HALLWAY

Single radiator, stairs to the first floor, laminate flooring, door to:

LIVING/DINING ROOM

24'6" x 8'6" (7.48 x 2.60)

Double glazed window to the front, double glazed "French" doors to the rear, one single and one double radiator, coved ceiling.

KITCHEN

11'11" x 6'6" (3.65 x 1.99)

Fitted with a range of base and wall units, rolled edge work surface, inset stainless steel sink unit with mixer tap over, inset gas hob with electric oven, plumbing for automatic washing machine, space for dishwasher, space for fridge/freezer, wall mounted boiler, single radiator, double glazed window to the rear.

STAIRS TO THE FIRST FLOOR - LANDING

Double glazed window to the side, loft access, storage cupboard, airing cupboard housing hot water cylinder.

BEDROOM ONE

8'7" x 13'4" (2.63 x 4.07)

Double glazed window to the rear, single radiator.

BEDROOM TWO

10'11" x 8'2" (3.34 x 2.51)

Double glazed window to the front, single radiator.

BEDROOM THREE

7'1" x 6'4" (2.16 x 1.95)

Double glazed window to the front, double radiator.

FAMILY BATHROOM

6'6" x 6'0" (1.99 x 1.83)

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

OUTSIDE

FRONT: Lawn to the front with driveway for two cars.
SIDE: Pedestrian access to the rear.
REAR: Level rear garden with patio area.

LEASEHOLD

Terms - 99 years with 62 years remaining with annual ground rent of £40

