



**25 Mount Pleasant Terrace, Pontywaun, Cross Keys, Newport, NP11 7GH**  
**Guide Price £230,000**

\*\* GUIDE PRICE £230,000 TO £240,000\*\* \*\*QUIET LOCATION\*\*

Nestled in the charming area of Pontywaun, Cross Keys, this SPACIOUS MID LINK PROPERTY presents an excellent opportunity for both families and investors alike. Boasting FIVE GOOD SIZE BEDROOMS this property is perfect for those seeking ample living space. The home features two inviting reception rooms, ideal for entertaining guests or enjoying quiet family evenings. The SPACIOUS KITCHEN/DINER is a standout feature with an inviting LOG BURNING STOVE, providing a wonderful area for cooking and dining together, making it the heart of the home. Previously operated as a bed and breakfast, this property is in need of some upgrading in certain areas but offers great potential for those looking for a project or simply enjoy the benefits of a large family home. The layout is practical and versatile, catering to a variety of lifestyles. Additionally, the property includes parking for two vehicles, a valuable asset in this area. Its location is particularly appealing, as it is close to local beauty spots including the Brecon and Monmouth Canal which you can see from the window as well as the CWMCARN FOREST DRIVE, allowing residents to enjoy the natural surroundings and outdoor activities. This five-bedroom mid-terrace property is a rare find in a desirable location, making it an excellent choice for anyone looking to settle in a vibrant community. Whether you are seeking a family home or an investment opportunity, this property is well worth a visit. Book today not to be disappointed.

EPC RATING: D  
COUNCIL TAX BAND: C



70 Tredegar Street Risca NP11 6BW  
Telephone: 01633 838888 Email: [risca@sageandco.co.uk](mailto:risca@sageandco.co.uk)

[www.sageandco.co.uk](http://www.sageandco.co.uk)

## ENTRANCE

Enter through a composite front door with glass side pane.

## ENTRANCE HALLWAY

Spacious hallway with vertical central heating radiator, laminate flooring, doors to:

## GROUND FLOOR WC

Low level WC, wall mounted wash hand basin, vertical central heating radiator, large storage cupboard, obscure double glazed window to the front.

## LIVING ROOM

19'7" x 10'4" (5.98 x 3.17)

Double glazed "French" doors to the front double glazed door and window to the front, stairs to the first floor, central heating radiator.

## KITCHEN/DINER

21'10" x 15'3" (6.66 x 4.65)

Solid Oak base units, granite work surface, inset stainless steel sink unit with mixer tap over, inset induction hob, eye level oven, grill and microwave, space for fridge/freezer plumbing for dishwasher, wood burning stove, double glazed window and door to the rear, tiled floor.

Storage cupboard housing washing machine and tumble dryer and wall mounted combi boiler, pantry, central heating radiator.

## SECOND SITTING ROOM

10'5" x 10'11" (3.19 x 3.33)

Double glazed "French" doors to the rear, central heating radiator, large under stairs storage cupboard housing new consumer unit.

## STAIRS TO THE FIRST FLOOR - LANDING

Vaulted ceiling with velux window, loft access, doors to:

## BEDROOM ONE

12'11" x 15'3" (3.94 x 4.67)

Double glazed window to the rear, two central heating radiators (space for optional ensuite facilities)

## BEDROOM TWO

9'3" x 12'11" (2.84 x 3.94)

Double glazed window to the front, central heating radiator, corner wash hand basin.

## BEDROOM THREE/OFFICE

8'1" x 12'2" (2.48 x 3.72)

Double glazed window to the rear, central heating radiator.

## FAMILY BATHROOM

7'10" x 11'2" (2.41 x 3.41)

Freestanding bath, shower cubicle, low level WC, pedestal wash hand basin, storage cupboard.

## BEDROOM FOUR

6'9" min x 11'6" (2.06 min x 3.52)

## BEDROOM FIVE

10'7" x 11'1" (3.24 x 3.38)

Double glazed window to the rear, central heating radiator, wood flooring.

## OUTSIDE

FRONT: Enclosed decked front garden, two storage sheds, 2 parking spaces.

REAR: Steps up to large uncultivated garden spread over two tiers.

## TENURE

We have been advised freehold.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

