



## 5 Silver Street, Crosskeys NP11 7FX

**£114,950**

**\*\* PERFECT FIRST TIME BUY / AIR B&B INVESTMENT OPPORTUNITY\*\***

Parkmans are pleased to offer to market this well presented one bedroom semi detached house, located in the sought after area of Cross Keys. situated near local shops and the popular Cwmcarn Forest Drive and local walking routes such as Monmouthshire and Brecon Canal, perfect for anyone who enjoys the outdoors, walking and cycling. Also within easy access of main road and rail transport links.

The property consists of a large open reception room, modern fitted kitchen, ground floor shower room, to the first floor there is an open landing that could potentially be used as a second bedroom and is the perfect space for a home office, also to this floor is a good size double bedroom.

Externally there is a lane that gives access to a storage shed for the property and access to the front of the property via a gate.

This property is a must be viewed to full appreciate what it has to offer.

Tenure: We are advised freehold  
EPC: E  
Council Tax Band: A



### Reception Room

8'9" x 26'0" (2.67 x 7.94)

UVPC window and door to front aspect, Window to rear aspect, emulsion finish to walls and ceiling, x2 radiators, wood laminate to flooring, stairs leading to first floor.

### Kitchen

9'0" x 8'0" (2.76 x 2.44)

UVPC window to rear aspect, emulsion finish to walls and ceiling, laminate to flooring, PVC plastic to splash back, matching gloss wall and floor units, sink with drainer, electric hob and oven, extractor fan, space for free standing appliances, radiator.

### Lobby

2'8" x 3'9" (0.83 x 1.15)

UVPC door to side access, emulsion finish to walls and ceiling, laminate to flooring.

### Shower Room

5'4" x 5'11" (1.65 x 1.82)

UVPC window to side aspect, Tiles to floor and walls, emulsion finish to ceiling, Corner shower, WC, wash hand basin, heated towel rail.

### Landing/ Office Space

9'7" x 10'9" (2.93 x 3.29)

UVPC window to front aspect, emulsion finish to walls and ceiling, carpet to flooring, radiator, stairs leading down to reception room. This area could potentially be used as a second bedroom.

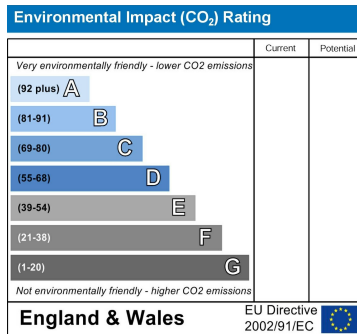
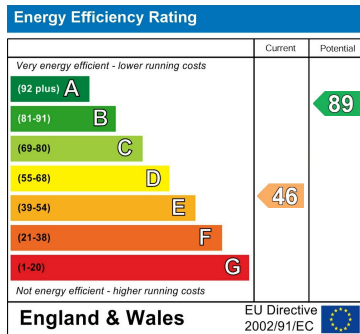
### Bedroom

9'3" x 15'4" (2.82 x 4.69)

UVPC window to front aspect, emulsion finish to walls and ceiling, carpet to flooring, radiator.

### External

Small area leading to storage shed and gated access.



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