



## 2 Carlton Place, Cross Keys, Newport, NP11 7BW

Guide Price £210,000

\*\*GUIDE PRICE £210,000 TO £220,000\*\*

Nestled in the desirable area of Carlton Place, Cross Keys, Newport, this EXTENDED END TERRACE PROPERTY presents an excellent opportunity for families and professionals alike. With its charming façade and well-thought-out layout, this home boasts TWO INVITING RECEPTION ROOMS together with a SPACIOUS KITCHEN/DINER perfect for both relaxation and entertaining guests.

The property features THREE BEDROOMS providing ample space for a growing family or those in need of a home office. One of the standout features of this home is the LARGE GARAGE offering not only parking for one vehicle but also additional storage space for your belongings.

Situated in a popular location, this property benefits from easy access to local amenities, schools, and transport links, making it an ideal choice for those seeking a vibrant community atmosphere. The combination of space, functionality, and a prime location makes this end terrace house a must-see for anyone looking to settle in the area. Don't miss the chance to make this delightful property your new home.

EPC RATING: C  
COUNCIL TAX BAND (CAERPHILLY) C



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## ENTRANCE

Enter through a composite front door

## ENTRANCE HALLWAY

Stairs to the first floor, a central heating radiator, original mosaic tiled floor, picture rail.

## LIVING ROOM

12'5" x 12'7" (3.81 x 3.85)

Double glazed window to the front, central heating radiator, picture rail, coving

## SECOND LIVING ROOM

18'0" x 11'5" (5.49 x 3.49)

Double glazed window to the side, central heating radiator, feature fireplace, open plan to the kitchen.

## KITCHEN/DINER

12'2" x 12'4" (3.73 x 3.78)

High gloss base and wall units with rolled edge work surface, integrated stainless steel sink unit with mixer tap over, inset electric hob, eye level oven, integrated fridge/freezer, integrated dishwasher, integrated washing machine, central heating radiator, double glazed window to the rear with electric blinds, door to outer porch.

## OUTER PORCH

Double glazed door to the rear, doors to:

## GROUND FLOOR WC

Low-level WC, wall mounted wash hand basin, obscure double glazed window to the rear.

## WET ROOM

5'8" x 5'10" (1.75 x 1.78)

Non slip floor, wall mounted shower, vanity wash hand basin, central heating radiator, obscure double glazed window to the side.

## STAIRS TO THE FIRST FLOOR - LANDING

Loft access, doors to:

## BEDROOM ONE

13'8" x 9'4" (4.19 x 2.87)

Two double glazed windows to the front, central heating radiator, fitted wardrobes.

## BEDROOM TWO

9'0" x 8'7" (2.75 x 2.63)

Double glazed window to the rear, central heating radiator.

## BEDROOM THREE

9'7" x 8'2" (2.94 x 2.51)

Double glazed window to the rear, central heating radiator, fitted wardrobes (one housing combi boiler)

## FIRST FLOOR WC

Low level WC, wall mounted wash hand basin, central heating radiator.

## OUTSIDE

FRONT: Forecourt to front

SIDE: Gated pedestrian access to rear.

REAR: Low maintenance rear garden.

## GARAGE

Good size brick built garage with power and light and up and over electric door.

## 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		

