



82 North Road, Pontywaun, Cross Keys, Newport, NP11 7FZ
Offers Over £80,000

"CASH OFFERS OVER £80,000 **NO ONWARD CHAIN** **IN NEED OF RENOVATION****

Nestled in the charming village of Pontywaun, Crosskeys this **STONE FRONTED MID TERRACE HOUSE** presents a wonderful opportunity for those looking to create their dream home. with **TWO SPACIOUS BEDROOMS** this property is ideal for families or individuals seeking extra space. The property does require upgrading, allowing you to put your personal touch on it and truly make it your own. Situated in a popular location close to the ever popular **CWMCARN FOREST DRIVE** and walking distance to the **BRECON AND MONMOUTH CANAL** this home also benefits from the convenience of local amenities and transport links, making it an excellent choice for those who value accessibility. With a little vision and effort, this property has the potential to become a stunning residence in a desirable neighbourhood.

If you are an investor looking for a project, this mid-link terrace house is a promising prospect. Embrace the chance to transform this property into a beautiful home that reflects your style and preferences. Don't miss out on this opportunity to secure a property in a sought-after area.

EPC RATING: TBC
COUNCIL TAX BAND: B



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ENTRANCE

Enter through a PVC front door.

ENTRANCE HALLWAY

Central heating radiator, stairs to the first floor, doors leading to the living room.

LIVING ROOM

11'8" x 8'11" (3.57 x 2.73)

Double glazed bay window to the front, central heating radiator,

DINING ROOM

11'11" x 12'6" (3.65 x 3.83)

Double glazed window to the rear, central heating radiator, feature fireplace

KITCHEN

11'6" x 7'10" (3.52 x 2.41)

Base units, inset stainless steel sink unit, space for gas cooker, plumbing for automatic washing machine, wall mounted boiler, double glazed window to the side and rear, double glazed door to the side, under stairs storage cupboard.

STAIRS TO FIRST FLOOR-LANDING

Loft access, large storage cupboard

BEDROOM ONE

15'0" x 9'10" (4.58 x 3.01)

Two double glazed windows to the front

BEDROOM TWO

11'9" x 9'3" (3.59 x 2.83)

Double glazed window to the rear, central heating radiator

BATHROOM

8'2" x 11'7" (2.49 x 3.54)

Corner bath, shower cubicle, vanity wash hand basin, low level WC airing cupboard housing hot water cylinder, central heating radiator, obscured double glazed window to the rear.

OUTSIDE

FRONT: Steps to front door.

REAR: Uncultivated rear garden with access to rear lane

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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

