



22 Woodward Road, Cross Keys, Newport, NP11 7BR

Guide Price £150,000

**** GUIDE PRICE £150,000 TO £160,000** **NO ONWARD CHAIN****

Nestled in the sought-after area of Cross Keys, Newport, this charming mid-terrace house on Woodward Road offers a delightful blend of comfort and convenience. With TWO BEDROOMS and a SPACIOUS LOFT ROOM this property is ideal for small families, couples, or individuals seeking a cosy home. Upon entering, you are greeted by TWO RECEPTION ROOMS perfect for entertaining guests or enjoying quiet evenings in. The layout of the house is both practical and welcoming, providing ample space for relaxation and socialising with two bathrooms adding to the convenience.

The location of this property is particularly appealing, as it is situated close local beauty spots including CWMCARN FOREST DRIVE and to excellent road and rail links, making commuting a breeze. Whether you are heading into Newport or Cardiff city centre or exploring the beautiful surrounding areas, you will find that accessibility is a key feature of this home.

In summary, this mid-terrace house on Woodward Road presents a wonderful opportunity to reside in a popular location, with the added benefits of spacious living areas and easy transport links. It is a perfect choice for those looking to settle in a vibrant community while enjoying the comforts of a well-appointed home.

EPC RATING: D
COUNCIL TAX BAND: B



70 Tredegar Street Risca NP11 6BW
Telephone: 01633 838888 Email: risca@sageandco.co.uk

www.sageandco.co.uk

ENTRANCE

Enter through a double glazed door.

ENTRANCE HALLWAY

Central heating radiator, stairs to the first floor, laminate flooring.

LIVING ROOM

9'10" x 14'2" (3.00 x 4.33)

Double glazed bay window to the front, central heating radiator, laminate flooring.

DINING ROOM

12'2" x 16'1" (3.73 x 4.92)

Double glazed "Patio" doors to the rear, under stairs storage cupboard, original alcove shelving, "cast iron fireplace" laminate flooring.

KITCHEN

8'10" x 7'8" (2.71 x 2.34)

Fitted with a range of base and wall units, rolled edge work surface, inset stainless steel sink unit, mixer tap over, space for gas cooker, plumbing for automatic washing machine, space for fridge/freezer. double glazed window to the side.

INNER PORCH

Double glazed door to the rear, door to:

FAMILY BATHROOM

5'11" x 8'10" (1.81 x 2.71)

Panelled bath with shower over, glass shower screen, pedestal wash hand basin, low level WC, central heating radiator, chrome towel rail, obscure double glazed window to the side, spot lighting, tiled walls and floor.

OUTER PORCH/LEANTO

12'1" x 7'0" (3.70 x 2.15)

Double glazed window and door to the rear.

STAIRS TO THE FIRST FLOOR - LANDING

Doors to:

BEDROOM ONE

16'2" x 11'6" (4.95 x 3.53)

Two double glazed windows to the front, central heating radiator, "original cast iron" fireplace.

BEDROOM TWO

12'4" x 9'10",88'6" max (3.76 x 3,27 max)

Double glazed window to the rear, central heating radiator, airing cupboard housing combi boiler, stairs to:

STAIRS TO LOFT ROOM

13'6" x 14'7" (4.13 x 4.45)

Four velux windows, eaves storage, wood flooring.

OUTSIDE

FRONT: Forecourt to front

REAR: Level rear garden laid to lawn with storage shed to remain.

TENURE

We have been advised freehold

