

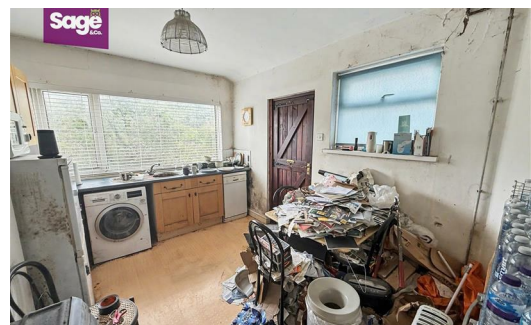
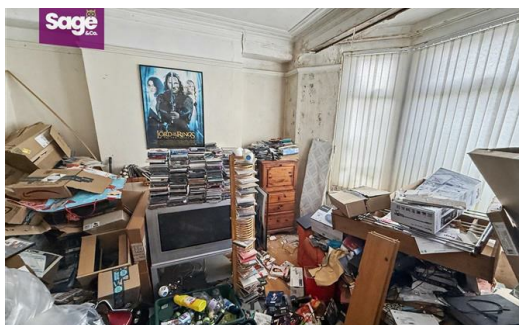
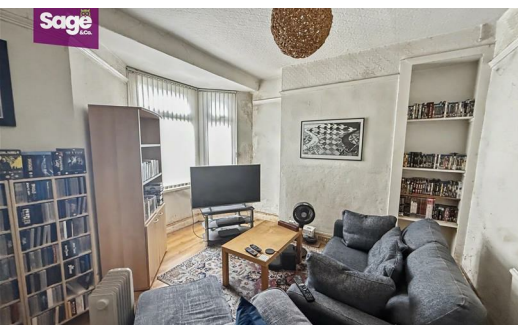


31 Nine Mile Point Road, Wattsville,, Crosskeys, Newport NP11 7QP
Guide Price £100,000

**** GUIDE PRICE £100,000 - £115,000 ****

Nestled on NINE MILE POINT ROAD in the charming area of Wattsville, Crosskeys, this mid-link terrace house presents a wonderful opportunity for those looking to create their dream home. With two spacious reception rooms, this property offers ample space for both relaxation and entertaining. The two well-proportioned bedrooms provide comfortable living quarters, making it ideal for small families or couples. The first-floor bathroom adds convenience to the layout, ensuring that essential amenities are easily accessible. While the property is in need of renovation, this presents a unique chance for buyers to personalise and enhance the space to their liking, transforming it into a stylish and modern residence. Additionally, the property benefits from parking at the rear, a valuable feature in this area, providing ease and accessibility for residents and guests alike. With its potential and prime location, this house is a fantastic prospect for those willing to invest time and effort into a renovation project. Whether you are a first-time buyer or an investor, this property is certainly worth considering.

EPC RATING: TBC
 COUNCIL TAX BAND: C



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ENTRANCE

Enter through a double glazed front door.

ENTRANCE HALLWAY

Stairs to the first floor, central heating radiator, under stairs storage cupboard, doors to:

SITTING ROOM

10'5" to chimney breast (3.19 to chimney breast)

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

LIVING/DINING ROOM

11'8" x 12'2" (3.58 x 3.73)

Double glazed bay window to the rear, alcove storage, central heating radiator, picture rail.

KITCHEN

8'0" x 14'5" (2.45 x 4.41)

Fitted with base units, inset stainless steel sink unit, mixer tap over, inset electric hob and oven, plumbing for automatic washing machine, space for fridge/freezer, souble glazed windows to the side and rear. wooden door to the side.

STAIRS TO THE FIRST FLOOR - LANDING

Doors to:

BEDROOM ONE

12'1" x 10'11" (3.70 x 3.35)

Double glazed bay window to the front.

BEDROOM TWO

7'7" x 10'11" (2.32 x 3.33)

Double glazed window to the rear.

OFFICE/NURSERY

5'4" x 4'7" (1.63 x 1.42)

Double glazed window to the front.

FAMILY BATHROOM

8'9" x 10'0" (2.67 x 3.06)

Panelled bath, hand held shower, low level WC, pedestal wash hand basin, airing cupboard housing combi boiler.

OUTSIDE

FRONT: Forecourt to front.

REAR: Steps down to tierred garden with shed and off road parking.

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 CO2 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 CO2 emissions		
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