



### 33 Cobden Street, Cross Keys, , NP11 7PF

**Guide Price £280,000**

**\*\*GUIDE PRICE £280,000 to £300,000\*\***  
COMING AUTUMN 2026

Sage and Co are delighted to bring to the market this coming Summer this THREE BED SEMI-DETACHED PROPERTY currently under renovation in the popular area of Crosskeys, close to local amenities including school, train station and the fabulous Waunfawr Park.

This property when complete will offer a spacious KITCHEN/DINER as well as TWO SITTING ROOMS, FAMILY BATHROOM AND ENSUITE to the master bedroom.

To the rear will offer OFF ROAD PARKING and a level rear garden.

REGISTER YOUR INTEREST NOT TO MISS OUT!!

NO ONWARD CHAIN  
EPC RATING: TBC  
COUNCIL TAX BAND: C

70 Tredegar Street Risca NP11 6BW

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**ENTRANCE**

**ENTANCE HALLWAY**

**GROUND FLOOR WC**

**LOUNGE**

**SITTING ROOM**

**KITCHEN/DINER**

**STAIRS TO THE FIRST FLOOR**

**BEDROOM ONE**

**ENSUITE**

**BEDROOM TWO**

**BEDROOM THREE**

**FAMILY BATHROOM**

**OUTSIDE**

FRONT: Forecourt to front

SIDE: Pedestrian access to rear

REAR: Level rear garden with off road parking and access to rear lane

**TENURE**

We have been advised freehold