

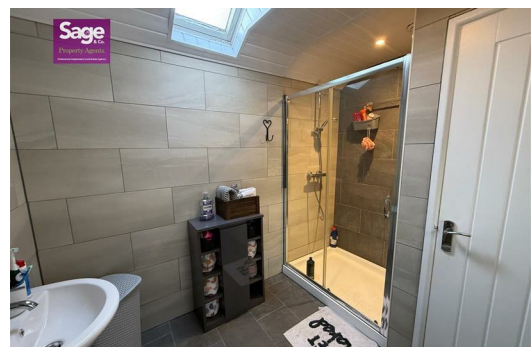


55 North Road, Pontywaun, Cross Keys, Newport, NP11 7FW
Guide Price £180,000

**** GUIDE PRICE £180,000 - £190,000 ** WELL PRESENTED THROUGHOUT ** THREE BEDROOMS ** OPEN PLAN LIVING ** CLOSE TO CWMCARN FOREST DRIVE ** SHORT COMMUTE TO M4 ****

Nestled in the charming area of PONTYWAUN, Cross Keys, Newport, this delightful MID-TERRACED house on NORTH ROAD offers a perfect blend of comfort and convenience. With THREE well-proportioned BEDROOMS, this property is ideal for families or those seeking extra space. The inviting RECEPTION ROOMS provides a warm and welcoming atmosphere, perfect for relaxing or entertaining guests. The house features a practical SHOWER ROOM, ensuring that daily routines are both efficient and comfortable. The layout of the home is designed to maximise space and light, creating a pleasant living environment. Situated in a friendly neighbourhood, this property benefits from LOCAL AMENITIES and excellent transport links, making it easy to access nearby towns and cities. Whether you are a first-time buyer or looking to invest, this home presents a wonderful opportunity to enjoy life in a vibrant community. With its appealing features and prime location, this mid-link terrace house is a must-see for anyone looking to settle in Newport. Don't miss the chance to make this lovely

property your new home.
EPC - TBC
COUNCIL TAX - B (Caerphilly)



70 Tredgar Street Risca NP11 6BW
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ENTRANCE HALL

Access via a upvc door, single radiator, opens to the stairs and leads to the kitchen.

LOUNGE

11'3" x 10'10" (3.45 x 3.32)

Double glazed upvc window , twin radiator, open to the kitchen

KITCHEN/DINER

11'5" x 11'6" (3.50 x 3.52)

Wall and base units with a grey high gloss finish, stainless steel sink unit with mixer tap over, wood effect work tops, gas hob and electric oven, fridge/freezer integrated, kitchen island, under stairs storage cupboard, twin radiator. Leads to;

HALL

uPVC back door with obscure double glazing. Loft hatch present. Leads to;

BATHROOM

7'4" x 9'0" (2.24 x 2.76)

Walk in shower, low level wc and sink with mixer taps over, tiled finish to the walls, twin radiator, double glazed window to the side and wooden skylight to ceiling.

LANDING

Open to stairs for ground floor, leads to bedrooms, loft hatch and airing cupboard, double glazed window to the rear.

BEDROOM ONE

12'3" x 7'10" (3.74 x 2.39)

Double room with a double glazed window to the front, single radiator.

BEDROOM TWO

9'1" x 10'9" (2.77 x 3.29)

Double room with a double glazed window to the rear, single radiator

BEDROOM THREE

7'0" x 9'1" (2.15 x 2.79)

Double room with a double glazed window to the front, single radiator

OUTSIDE

FRONT;- Decked area with pergola over part, a wooden shed with working electric, path and gated access which is shared access to the front.

REAR;- Forecourt area with brick built shed, rear gated access to steps.

TENURE

We are advised that this property is FREEHOLD.

