Putting you & your property first



12 Medart Place, Cross Keys, Newport, NP11 7DJ

Guide Price £190,000

GUIDE PRICE £190,000 TO £200,000 **EXTENDED STONE FRONTED FAMILY HOME IN POPULAR LOCATION** **NO ONWARD CHAIN**
Welcome to this SPACIOUS SEMI DETACHED HOME located in the desirable area of Medart Place, Cross Keys, Newport. This charming property boasts THREE BEDROOMS making it an ideal choice for families or those seeking extra space. As you enter, you will find TWO RECEPTION ROOMS that provide ample space for relaxation and entertaining. The heart of the home is the EXTENDED KITCHEN/DINER which offers a modern and functional layout, perfect for family meals or social gatherings. The property also features a LEVEL REAR GARDEN providing a lovely outdoor space for children to play or for you to enjoy a quiet afternoon in the sun. Additionally, there is a DOUBLE GARAGE offering convenient storage or parking options. Situated in a popular location, this home benefits from easy access to local amenities, schools, and transport links including the train station within a five minute walk giving direct access to CARDIFF AND NEWPORT making it a practical choice for everyday living. For those who enjoy the outdoors the fabulous Waunfawr Park is on your doorstep as well as the BRECON AND MONMOUTH CANAL. This semi-detached house is not just a property; it is a place where memories can be made. With its spacious layout and desirable features, it presents an excellent opportunity for anyone looking to settle in Newport. Don't miss your chance to view this delightful home.
EPC RATING: D
COUNCIL TAX BAND: C







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ENTRANCE
Enter through an aluminium front door.

ENTRANCE PORCH
Part glazed door to the hallway.

ENTRANCE HALLWAY
Central heating radiator, stairs to the first floor.

LIVING ROOM
11'2" x 11'10" (3.41 x 3.63)
Double glazed window to the front, central heating radiator, feature fireplace.

DINING ROOM
11'8" x 12'7" (3.57 x 3.84)
Double glazed window to the rear, central heating radiator, under stairs storage cupboard, alcove shelving, fireplace.

KITCHEN/DINER
9'10" x 23'2" (3.02 x 7.07)
Fitted with a range of high gloss base and wall units, rolled edge work surface, inset stainless steel sink unit, mixer tap over, inset gas hob, electric oven, chrome splashback an extractor hood, plumbing for automatic washing machine, space for fridge/freezer, wall mounted combi boiler, spot lighting, double glazed window to the side, double glazed "French" doors to the rear.

INNER PORCH
Double glazed door to the rear, door to:

GROUND FLOOR WC
Low level WC, wall mounted wash hand basin.

STAIRS TO THE FIRST FLOOR - LANDING
Central heating radiator, loft access, storage cupboard, doors to:

BEDROOM ONE
8'8" x 15'5" (2.65 x 4.72)
Double glazed window to the front, central heating radiator.

ENSUITE SHOWER ROOM
Single shower cubicle, low level WC, wall mounted wash hand basin.

BEDROOM TWO
11'1" x 9'10" (3.40 x 3.01)
Double glazed window to the rear, central heating radiator.

BEDROOM THREE
5'11" x 13'0" (1.82 x 3.97)
Double glazed window to the front, central heating radiator.

FAMILY BATHROOM
9'1" x 6'3" (2.79 x 1.93)
Corner shower cubicle, panelled bath, vanity wash hand basin, low level WC, spot lighting, obscure double glazed window to the rear.

OUTSIDE
FRONT: Forecourt to front.
SIDE: Gated access to rear garden.
REAR: Level lawned rear garden

GARAGE
20'4" x 14'4" (6.21 x 4.38)
Double front opening doors, power and light

TENURE
We have been advised freehold









