



89 High Street, Cross Keys, Newport, NP11 7FN
Asking Price £130,000

**** ASKING PRICE £130,000 ** TWO BEDROOM, MID-TERRACED HOUSE ** IDEAL FIRST TIME BUY ** NEARBY TRAIN AND BUS LINKS ****

Welcome to this charming two-bedroom mid-terraced house located on High Street in the charming village of Cross Keys, Newport. This property is an ideal first-time buy for those looking to settle down in a peaceful and picturesque setting. As you step inside, you'll be greeted by two reception rooms, offering ample space for relaxation and entertainment. A modern kitchen with ample storage units offers practicality for a new owner. The recently fitted bathroom adds a modern touch to the traditional charm of this period home. The property boasts two double bedrooms, providing comfortable accommodation for individuals, couples, or small families. The flat rear garden is perfect for enjoying the outdoors and offers stunning views of the nearby mountains, creating a serene backdrop for your daily life. Located in a desirable area, this mid link terrace house is surrounded by local amenities, schools, and transport links, making it convenient for daily living. Don't miss out on the opportunity to make this delightful property your own and enjoy the peaceful lifestyle it has to offer in the heart of Cross Keys. To arrange your viewing, call Sage & Co, Risca on 01633 838888 (Option Two) or Email; risca@sageandco.co.uk

EPC: D
Council Tax: B



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

ENTRANCE HALL

Entrance porch with double glazed front aspect wood effect composite front door. Access to lounge and reception/ dining room. Single central heating radiator. Consumer unit in hall.

LOUNGE

9'9" x 13'1" (2.98 x 4.00)

Front aspect double glazed PVC window. Feature original fire place. Single central heating radiator.

RECEPTION/DINING ROOM

9'8" x 10'0" (2.97 x 3.07)

Rear aspect double glazed PVC window. Gas fire place into chimney breast. Under stair storage cupboard. Leading to kitchen.

KITCHEN

10'8" x 8'3" (3.26 x 2.52)

High and low base storage units. Side aspect double glazed PVC window and door. Door to rear garden. Twin central heating radiator. Space for appliances.

BATHROOM

8'2" x 7'0" (2.49 x 2.15)

Recently fitted shower wet room. Double glazed PVC obscure rear aspect window. Base storage unit below sink, low level W/C and Mains supply waterfall shower and glass screen. Twin central heating radiator.

FIRST FLOOR LANDING

Access to both bedrooms and loft hatch present.

BEDROOM ONE

13'1" x 10'2" (4.01 x 3.11)

Double bedroom with front aspect double glazed PVC window. Twin central heating radiator. Space for furnishings.

BEDROOM TWO

13'1" x 9'10" (4.00 x 3.01)

Double bedroom with rear aspect PVC window. Twin central heating radiator. Airing cupboard with gas combination boiler.

OUTSIDE

FRONT: Forecourt area. Steps to front porch.

REAR: Flat rear garden patio and stoned chippings areas. Rear brick built shed. Right of access to back lane.

TENURE

We are advised that this property is 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 CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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Not environmentally friendly - higher CO ₂ emissions		
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