



**96 North Road, Pontywaun, Cross Keys, Newport, NP11 7FZ**

**Guide Price £100,000**

"GUIDE PRICE £100,000 to £105,000\*\* \*\*NO onward chain\*\*

Nestled in the charming village of Pontywaun, this STONE FRONTED MID TERRACE HOUSE presents a wonderful opportunity for those looking to create their dream home. Boasting THREE BEDROOMS this property is ideal for families or individuals seeking extra space. Upon entering, you will find TWO SITTING ROOMS together with a further DINING SPACE and LEANTO KITCHEN. The layout offers a versatile living space that can be tailored to suit your lifestyle. The property does require upgrading, allowing you to put your personal touch on it and truly make it your own. Situated in a popular location close to the ever popular CWMCARN FOREST DRIVE and walking distance to the BRECON AND MONMOUTH CANAL this home also benefits from the convenience of local amenities and transport links, making it an excellent choice for those who value accessibility. With a little vision and effort, this property has the potential to become a stunning residence in a desirable neighbourhood.

Whether you are a first-time buyer or an investor looking for a project, this mid-link terrace house is a promising prospect. Embrace the chance to transform this property into a beautiful home that reflects your style and preferences. Don't miss out on this opportunity to secure a property in a sought-after area of Newport.

EPC RATING: TBC  
COUNCIL TAX BAND: B



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## ENTRANCE

Enter through a wooden front door.

## ENTRANCE HALL

Stairs to first floor, doors to:

## LIVING ROOM

11'10" x 11'2" (3.62 x 3.41)

Double glazed bay window to the front, feature fireplace

## SECOND LIVING ROOM

11'11" x 12'7" (3.64 x 3.85)

Window to the rear, door to the kitchen, feature fireplace

## DINING ROOM

7'3" x 6'7" (2.22 x 2.01)

Window and door to the rear, under stairs storage cupboard

## BATHROOM

Panelled bath, pedestal wash hand basin, low level wc, obscured double glazed window to the rear

## KITCHEN

8'9" x 7'9" (2.67 x 2.37)

Base and wall units, integrated stainless steel sink unit, plumbing for automatic washing machine, double glazed door and window to the rear.

## STAIRS TO FIRST FLOOR-LANDING

Storage cupboard, loft access, doors to:

## BEDROOM ONE

15'1" x 9'10" (4.60 x 3.02)

Two windows to the front

## BEDROOM TWO

11'8" x 9'5" (3.57 x 2.88)

Window to the rear

## BEDROOM THREE

7'3" x 11'7" approximate (2.21 x 3.55 approximate)

Double glazed window to the rear, cupboard housing water tank.

## OUTSIDE

FRONT- Forecourt with steps to front door.

REAR- Outside WC, two storage sheds, lawned garden leading to the rear lane.

## 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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

