



13 Garden Suburbs, Pontywaun, Crosskeys, Newport NP11 7GB

Guide Price £180,000

****GUIDE PRICE £180,000 TO £190,000** GRADE 2 LISTED COTTAGE ON GENEROUS CORNER PLOT****

Nestled in the charming area of Garden Suburbs this delightful END LINK GRADE II LISTED COTTAGE offers a unique blend of character and modern living. The property boasts a GOOD SIZE CORNER PLOT providing ample outdoor space for relaxation and enjoyment.

Inside, you will find a welcoming reception room that serves as the heart of the home, perfect for entertaining guests or enjoying quiet evenings. The cottage features THREE BEDROOMS ensuring plenty of room for family or guests. Additionally, an ATTIC ROOM presents a versatile space that can be transformed into a study, playroom, or additional storage, catering to your individual needs.

The outdoor space offers a good size level lawn with several outbuildings and greenhouse to remain as well as a larger than average GARAGE. The location is truly fabulous, offering a peaceful residential atmosphere while remaining conveniently close to local amenities and transport links, the popular CWCARN FOREST DRIVE AND BRECON AND MONMOUTH CANAL are on the doorstep offering great walks and outdoor activities. This property is an excellent opportunity for those seeking a charming home with historical significance in a desirable area. Don't miss the chance to make this enchanting cottage your own.

EPC RATING: E
COUNCIL TAX BAND C



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ENTRANCE

Enter through a double glazed front door

ENTRANCE PORCH

Panelled glazed door to

LIVING ROOM

16'2" x 13'2" (4.95 x 4.02)

Double glazed window to the front, double glazed patio doors to the side, two large storage cupboards, feature fireplace with gas fire

KITCHEN

12'9" x 7'7" (3.91 x 2.32)

Fitted with a range of base and wall units with a rolled edge work surface, inset stainless steel sink unit with mixer tap over, plumbing for washing machine, space for fridge freezer, tiled flooring, stairs to first floor, double radiator, double glazed window to the rear.

SHOWER ROOM

Corner shower cubicle, low level WC, pedestal wash hand basin, double radiator, double glazed window to the side, wall and floors tiled in ceramic tiles.

REAR PORCH

Double glazed door to the rear

STAIRS TO FIRST FLOOR-LANDING

Central heating radiator, loft access, drop down ladder to a boarded loft space.

BEDROOM ONE

11'0" x 9'10" (3.36 x 3.02)

Double glazed window to the rear, single radiator, fitted wardrobes to one wall, airing cupboard housing the combi boiler.

BEDROOM TWO

10'11" x 6'10" (3.35 x 2.09)

Double glazed window to the front, fitted sliding door wardrobes single radiator

BEDROOM THREE

6'11" x 7'6" (2.12 x 2.29)

Double glazed window to the front, single radiator

LOFT ROOM

Drop down ladder leading to boarded loft space with dual aspect windows.

OUTSIDE

FRONT: Steps down to front door.

SIDE: Lawn to side with pedestrian access to rear garden

REAR: Larger than average rear garden laid with lawn and mature shrubs, storage sheds and greenhouse to remain.

GARAGE

11'6" x 21'9" (3.53 x 6.65)

Double garage with electric up and over roller shutter door, door leading to garden.

TENURE

We have been advised freehold

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