



## 14 Fields Park Terrace, Crosskeys, Newport, NP11 7DA

Guide Price £180,000

**\*\*GUIDE PRICE £180,000 TO £190,000\*\***

Sage and Co are pleased to offer FOR SALE this charming STONE FRONTED MID TERRACED HOUSE in the popular village of Crosskeys. With THREE WELL PROPORTIONED BEDROOMS this property offers ample space for comfortable living.

The TWO RECEPTION ROOMS provide versatile areas that can be tailored to your needs, whether for relaxation, entertaining, or family gatherings.

One of the standout features of this home is its EXCELLENT TRANSPORT LINKS, making commuting and day to day travel hassle free. The surrounding area is known for its community spirit and accessibility, making it an ideal choice for those seeking a vibrant neighbourhood with several beauty spots on your doorstep including CWMCARN FOREST DRIVE and the fabulous WAUNFAWR PARK just a short distance away

In summary, this mid-link terrace house combines space, convenience, and a prime location, making it a perfect choice for anyone looking to settle in Cross Keys. This property is being sold with NO ONWARD CHAIN so do not miss the chance to make this delightful property your new home.

EPC RATING: E  
COUNCIL TAX BAND: C



70 Tredgar Street Risca NP11 6BW  
Telephone: 01633 838888 Email: [risca@sageandco.co.uk](mailto:risca@sageandco.co.uk)

## ENTRANCE

Enter through a part glazed front door.

## ENTRANCE HALLWAY

Double radiator, stairs to the first floor, door to:

## LIVING ROOM

13'0" to bay x 11'9" (3.98 to bay x 3.60)

Double glazed bay window to the front, double radiator.

## SECOND SITTING ROOM/DINING ROOM

11'10" x 12'6" (3.61 x 3.83)

Double glazed window to the rear, double radiator, feature fireplace with gas fire with back boiler.

## KITCHEN

8'10" x 10'8" (2.70 x 3.27)

Fitted with a range of base and wall units, rolled edge work surface, inset stainless steel sink unit, mixer tap over, space for gas cooker, plumbing for automatic washing machine, space for fridge/freezer, under stairs storage cupboard, double radiator, double glazed window and door to the side.

## FAMILY SHOWER ROOM

5'3" x 9'10" (1.62 x 3.00)

Accessible walk in shower with non slip floor, pedestal wash hand basin, low level WC, double radiator, obscure double glazed window to the rear.

## STAIRS TO THE FIRST FLOOR - LANDING

Loft access, doors to:

## BEDROOM ONE

10'9" x 14'2" to wardrobes (3.30 x 4.34 to wardrobes)

Two double glazed windows to the front, single radiator, fitted cupboards to one wall housing hot water cylinder.

## BEDROOM TWO

10'2" x 11'8" (3.12 x 3.57)

Double glazed window to the rear, single radiator.

## BEDROOM THREE

9'0" x 10'10" (2.76 x 3.32)

Double glazed window to the rear, single radiator.

## OUTSIDE

FRONT - Forecourt to the front.

REAR - Patio area to the rear with gated access to rear lane, outside tap.

## GARAGE

19'1" x 11'5" (5.82 x 3.49)

Double glazed windows to the side and rear, double glazed door to the side, power and light.

## TENURE

We have been advised freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(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	

