



43 High Street, Cross Keys, Newport, NP11 7FN
Guide Price £140,000

****GUIDE PRICE £140,000 TO £150,000** **OFF ROAD PARKING TO REAR** **NO ONWARD CHAIN****

Nestled in the charming area of Crosskeys, this delightful SPACIOUS MID LINK TERRACE house offers a perfect blend of comfort and convenience. The property features TWO WELL PROPORTIONED BEDROOMS making it an ideal choice for small families, couples, or individuals seeking a cosy home.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout is designed to maximise space and light, creating a pleasant living environment.

The property is complemented by OFF ROAD PARKING TO THE REAR a valuable feature in this bustling area, allowing for easy access and convenience.

Located on the High Street, residents will enjoy the benefits of nearby schools, and transport links, making daily life both easy and enjoyable, for those who enjoy the outdoors the CWMCARN FOREST DRIVE and BRECON AND MONMOUTH CANAL are a 5 minute walk away.

This property presents a wonderful opportunity for those looking to settle in a vibrant community while enjoying the comforts of a well-appointed home.

In summary, this mid-link terrace house in Crosskeys is a charming and practical choice for anyone seeking their first home in a prime location. Book your viewing today not to miss out.

COUNCIL TAX BAND: C

EPC RATING: C



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ENTRANCE

Enter through a double glazed front door

LIVING/DINING ROOM

14'9" x 21'0" (4.52 x 6.41)

Double glazed window to the front, stairs to the first floor, two central heating radiators.

KITCHEN/BREAKFAST ROOM

15'0" x 10'11" (4.59 x 3.33)

Fitted with a range of base and wall units, rolled edge work surface, inset stainless steel sink unit with mixer tap over, space for a gas cooker, plumbing for automatic washing machine, space for fridge/freezer, wall mounted combi boiler, double glazed door to the rear.

STAIRS TO THE FIRST FLOOR - LANDING

Loft access, doors to:

BEDROOM ONE

10'6" x 15'2" (3.21 x 4.64)

Two double glazed windows to the rear, central heating radiator.

BEDROOM TWO

15'0" x 10'0" (4.59 x 3.07)

Double glazed window to the front, central heating radiator.

FAMILY BATHROOM

Panelled bath with mixer tap and mixer shower over, low level WC, pedestal wash hand basin, central heating radiator.

OUTSIDE

REAR: Level enclosed rear garden with gated access to rear land leading to off road parking.

TENURE

We have been advised freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		72	
(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			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

