



**3 Old School Court Pandy View, Cross Keys, Newport, NP11 7DL**  
**Guide Price £180,000**

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

Nestled in the tranquil cul-de-sac of Pandy View, Cross Keys, Newport, this charming SEMI DETACHED HOUSE presents an excellent opportunity for families and first-time buyers alike. Boasting THREE BEDROOMS this property offers ample space for comfortable living. The inviting reception room serves as a perfect gathering space for family and friends, creating a warm and welcoming atmosphere overlooking the sunny rear garden.

Its location is particularly appealing, as it is situated close to local transport links with the train station just a two minute walk away giving direct access to Cardiff City Centre making commuting and travel effortless. Additionally, the property is just a short distance from stunning local beauty spots including the popular CWMCARN FOREST DRIVE and BRECON AND MONMOUTH CANAL perfect for those who enjoy the great outdoors and wish to explore the picturesque surroundings.

One of the standout features of this property is that it offers OFF ROAD PARKING to the front and comes with NO ONWARD CHAIN, allowing for a smooth and straightforward purchasing process. This semi-detached house is not just a home; it is a lifestyle choice, offering both comfort and accessibility in a peaceful setting. Whether you are looking to settle down or invest, this property is a must-see.

COUNCIL TAX BAND: C  
EPC RATING: C



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

## ENTRANCE

Enter through a part glazed front door.

## ENTRANCE HALLWAY

Single radiator, stairs to the first floor, laminate flooring, door to:

## LIVING/DINING ROOM

24'6" x 8'6" (7.48 x 2.60)

Double glazed window to the front, double glazed "French" doors to the rear, one single and one double radiator, coved ceiling.

## KITCHEN

11'11" x 6'6" (3.65 x 1.99)

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

## STAIRS TO THE FIRST FLOOR - LANDING

Double glazed window to the side, loft access, storage cupboard, airing cupboard housing hot water cylinder.

## BEDROOM ONE

8'7" x 13'4" (2.63 x 4.07)

Double glazed window to the rear, single radiator.

## BEDROOM TWO

10'11" x 8'2" (3.34 x 2.51)

Double glazed window to the front, single radiator.

## BEDROOM THREE

7'1" x 6'4" (2.16 x 1.95)

Double glazed window to the front, double radiator.

## FAMILY BATHROOM

6'6" x 6'0" (1.99 x 1.83)

Panelled bath, shower over, low level WC, pedestal wash hand basin double radiator, obscure double glazed window to the rear, walls tiled in ceramics.

## OUTSIDE

FRONT: Lawn to the front with driveway for two cars.

SIDE: Pedestrian access to the rear.

REAR: Level rear garden with patio area.

## LEASEHOLD

Terms - 99 years with 62 years remaining with annual ground rent of £40

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C			69
(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			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

