



57 Tredegar Street, Cross Keys, , NP11 7PW

Asking Price £170,000

****UPGRADED BY CURRENT OWNER MID TERRACE PROPERTY IN POPULAR LOCATION****

Sage and Co are pleased to offer FOR SALE this TWO BEDROOM MID TERRACE PROPERTY in Crosskeys, Close to local amenities including local Primary School, Coleg Gwent, major road and rail links giving direct access to CARDIFF CITY CENTRE and within walking distance to the fabulous WAUNFAWR PARK and SIRHOWY VALLEY WALK.

This property comprises entrance hallway, lounge through dining room, and NEWLY INSTALLED KITCHEN. To the first floor are TWO BEDROOMS, STUDY and the FAMILY SHOWER ROOM. Further benefits include double glazing, gas central heating and a south facing flat rear garden. This property is being sold with NO ONWARD CHAIN and a viewing of this property is recommended not to miss out!!

EPC RATING; C
COUNCIL TAX BAND: B



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

ENTRANCE

Enter through a PVC front door.

ENTRANCE HALLWAY

Tiled floor, glass panelled door to:

LIVING/DINING ROOM

14'7" max x 22'0" (4.47 max x 6.71)

Double glazed window to the front and rear, three central heating radiators, beamed ceiling, open plan staircase to the first floor.

KITCHEN

10'0" x 9'1" (3.07 x 2.79)

Newly fitted shaker style kitchen, rolled edge work surface, inset stainless steel sink unit, mixer tap over, integrated gas hob and electric oven, plumbing for automatic washing machine, space for fridge/freezer, central heating radiator, double glazed window to the rear, double glazed door to the side, laminate floor.

STAIRS TO THE FIRST FLOOR - LANDING

Loft access, doors to:

BEDROOM ONE

11'7" x 9'5" (3.55 x 2.88)

Double glazed window to the rear, central heating radiator.

BEDROOM TWO

9'3" x 7'2" (2.83 x 2.20)

Double glazed window to the front, central heating radiator.

STUDY

4'7" x 8'9" (1.42 x 2.69)

Double glazed window to the front, central heating radiator, cupboard housing combi boiler.

SHOWER ROOM

Step in shower cubicle, low level WC, wall mounted wash hand basin, PVC panels to walls.

OUTSIDE

REAR: Good size level low maintenance rear garden.

TENURE

We have been advised freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(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 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	

