Putting you & your property first



19 Gladstone Street, Cross Keys, Newport, Gwent NP11 7PA

Guide Price £230,000

** GUIDE PRICE £230,000-£240,000 ** THREE DOUBLE BEDROOMS PLUS LOFT ROOM ** OFF ROAD PARKING ** BAY FRONTED LOUNGE ** DINING ROOM ** STYLISH KITCHEN AND BATHROOM ** SHORT COMMUTE TO M4 ** NEARBY TRANSPORT LINKS ** CLOSE TO LOCAL AMENITIES **

Nestled in the charming area of CROSS KEYS, this well-presented terraced house on GLADSTONE STREET offers a delightful family-sized home perfect for modern living. With THREE spacious BEDROOMS, this property provides ample space for families or those seeking extra room for guests. The ground floor features TWO inviting RECEPTION ROOMS, ideal for entertaining or relaxing with loved ones. The versatile LOFT ROOM adds further appeal, serving as an office, playroom, or even an additional bedroom, catering to your unique lifestyle needs. Outside, the property boasts PARKING for two vehicles, a valuable asset in this bustling area. The location is particularly advantageous, being just a stone's throw from WAUNFAWR PARK, perfect for leisurely strolls or family outings. Additionally, CWMCARN FOREST DRIVE is a short distance away, offering stunning natural scenery for outdoor enthusiasts. For those who commute, Crosskeys train station and various bus links are conveniently nearby, ensuring easy access to the M4 and connections to NEWPORT, CARDIFF and BRISTOL. This property truly combines comfort, convenience, and a prime location, making it an excellent choice for anyone looking to settle in this vibrant community. Don't miss the







Lakeside House,
Cwmbran NP44 3GA
E: cwmbran@sageandco.co.uk

T: 01633 838888
www.**sageandco**.co.uk

65 Tredegar Street,
Risca NP11 6BW
E: risca@sageandco.co.uk

Sage & Co Estate Agents. Registered in England & Wales - Company Number: 11494777

ENTRANCE HALL
Access via uPVC front door from storm porch, open to stairs for first floor, twin radiator, consumer unit present.

LOUNGE
13'0" x 12'1" (3.97 x 3.70)
Bay fronted lounge to front aspect offering double glazed uPVC window, chimney breast present, origional feature fire place (blocked), steating into bay, twin radiator, open to;

DINING ROOM
14'6" x 11'10" (4.42 x 3.61)
Dining room to rear aspect complete with chimney breast (blcoked) original feature fireplace, twin radiator, under stair storage cupbaord, internal wooden French doors (single glazed) to lean to.

KITCHEN
10'11" x 10'0" (3.35 x 3.05)
Modern fitted two tone kitchen with a range of high and low wall mounted units, marble effect worktops with inset polycarbonate sink with drainer, chrome mixer taps over, gas hob ane electric oven, gas combination boiler present, side aspect double glazed uPVC window, twin radioator, wooden back door to lean to;

LEAN TO
3'8" x 3'9" (1.14 x 1.16)
Storage area to rear, double glazed uPVC French doors to rear garden.

BATHROOM
7'2" x 5'10" (2.20 x 1.79)
Pannelled suite with over head mains supply shower, tiled finished, low level WC, sink with base storage units, gold mixer taps over, gold towel radiator, double glazed uPVC obscure window to side and rear aspect, loft hatch present.

UTILITY ROOM / WC
4'5" x 4'10" (1.35 x 1.48)
Utility to rear aspect complete with rear aspect double glazed obscure uPVC window, low level WC, chrome towel radiator, plumbing for washing machine and tumble dryer.

FIRST FLOOR LANDING
Open to stairs from ground floor, storage cupboard present, front aspect double glazed window, stairway to loft.

BEDROOM ONE
12'4" x 11'2" (3.78 x 3.42)
Double bedroom to front aspect complete with double glazed uPVC window, chimney breast present, twin radiator.

BEDROOM TWO
11'3" x 11'3" (3.45 x 3.45)
Double bedroom to rear aspect complete with double glazed uPVC window, chimney breast present, twin radiator.

BEDROOM THREE
11'0" x 11'3" (3.37 x 3.45)
Double bedroom to rear aspect complete with double glazed uPVC window, twin radiator.

LOFT ROOM
8'5" x 16'7" (2.57 x 5.08)
Loft room with double glazed wooden skylights to rear aspect, storage to eaves, versitile room available as office, play room or bedroom.

OUTSIDE
FRONT: Concrete slab footpath from pedestrian footpath, level forecourt area with stone chippings, walled boundary with iron cast finishings, access to storrm porch.
REAR: Bricked patio sitting area, rear gated access, outside water tap, access to garage.

GARAGE
Rear access garage with electric supply, split for stage use with stud partition wall, roller shut door, rear aspect double glazed uPVC window.

TENURE
We are advised that this property is FREEHOLD.









