



**60 Garden Suburbs, Pontywaun, Crosskeys, Gwent NP11 7GD**  
**Guide Price £180,000**

**\*\* GUIDE PRICE £180,000 - £200,000 \*\* TWO RECEPTION ROOMS \*\* GROUND AND FIRST FLOOR WC \*\* NO ONWARD CHAIN \*\* SOUGHT AFTER LOCATION \*\* SHORT COMMUTE TO M4 \*\* NEARY TRANSPORT LINKS \*\***

Nestled in the charming GARDEN SUBURBS of PONTYWAUN, this delightful SEMI-DETACHED house offers a perfect blend of comfort and style. With TWO inviting RECEPTION ROOMS, this property provides ample space for both relaxation and entertaining. The well-proportioned living areas are filled with natural light, creating a warm and welcoming atmosphere. The house boasts THREE spacious BEDROOMS, making it an ideal home for families or those seeking extra space for guests or a home office. The property features a well-appointed BATHROOM, designed for both functionality and comfort. The location in the Garden Suburbs is particularly appealing, offering a tranquil environment, stunning views and an easy access to LOCAL AMENITIES. This area is known for its community spirit and picturesque surroundings, making it a wonderful place to call home. The property is within a short commute of the M4 with access to Newport, Cardiff and Bristol all within reasonable travel times along with bus and train routes locally.

EPC - D  
Council Tax - C (Caerphilly)



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

## ENTRANCE

Double glazed front door.

## HALLWAY

Stairs to first floor, electrical consumer unit present, doors to;

## LIVING ROOM

12'11" x 11'2" (3.95 x 3.42)

Double glazed 'french' doors to front, central heating radiator, electric fire place to chimney breast, leads to kitchen.

## DINING ROOM

10'2" x 11'2" (3.10 x 3.42)

Double glazed window to front, central heating radiator, chimney breast present (blocked), leads to;

## KITCHEN

7'3" x 13'5" (2.23 x 4.10)

Range of high gloss base and wall units, rolled edge work surface, inset stainless steel sink unit with mixer tap over, integrated ceramic hob and electric oven plumbing for automatic washing machine, space for tumble dryer, two double glazed windows to rear, under stairs storage cupboard, leads to;

## UTILITY AREA

7'10" x 4'9" (2.40 x 1.46)

Double glazed door to rear, double glazed window to rear, tiled floor, doors to;

## GROUND FLOOR WC

4'8" x 2'11" (1.44 x 0.90)

Low level WC, wall mounted wash hand basin, obscured glass double glazed window to rear

## STAIRS TO FIRST FLOOR LANDING

Double glazed window to rear, central heating radiator, loft access, doors to;

## BEDROOM ONE

11'11" x 11'5" (3.64 x 3.49)

Double bedroom with double glazed window to front, central heating radiator, gas combination boiler to airing cupboard over stairs.

## BEDROOM TWO

10'4" x 8'9" (3.16 x 2.69)

Double bedroom with double glazed window to front, central heating radiator.

## BEDROOM THREE

7'3" x 9'0" (6'1" min) (2.23 x 2.76 (1.87 min))

Single bedroom with double glazed window to rear, central heating radiator, ,

## BATHROOM

8'4" x 5'10" (2.55 x 1.78)

Panelled bath with shower over (electric), low level WC, pedestal wash hand basin, central heating radiator, obscured glass double glazed window to rear

## OUTSIDE

FRONT: Steps up to area laid to lawn and Cotswold stone patio  
SIDE; Pedestrian gated access to rear

REAR: Sloped lawned garden with brick built shed to rear boundary,

## TENURE

Vendor advised the property is FREEHOLD.

