



6 Silver Street, Pontywaun, Crosskeys, Gwent NP11 7FX
Guide Price £170,000

****GUIDE PRICE ** £170,000 TO £180,000 ****

Nestled in the charming area of Pontywaun, Crosskeys, this SPACIOUS MID TERRACE property offers a delightful blend of comfort and convenience. With TWO WELL PROPORTIONED BEDROOMS this home is perfect for families, couples, or individuals seeking a peaceful retreat. Upon entering, you will find a good size LIVING/DINING ROOM that provides ample space for relaxation and entertaining. The property also features a MODERN NEWLY FITTED KITCHEN together with a practical ground floor WC/UTILITY adding to the convenience of daily living. The first floor bathroom is thoughtfully designed, ensuring that all your needs are met. One of the standout features of this home is the LOFT ROOM which presents a versatile space that can be adapted to suit your lifestyle. Whether you envision it as a home office, a playroom, or an additional guest room, the possibilities are endless. The location is particularly appealing, as it is situated close to local beauty spots with CWMCARN FOREST DRIVE just a two minute walk away, allowing you to enjoy the natural surroundings and outdoor activities. With good road and rail links just a stones throw away this property is ideal for those commuting a little further afield.

This property is being sold with NO ONWARD CHAIN and is one not to miss.

EPC RATING: D
COUNCIL TAX BNAD: B



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ENTRANCE

Enter through a composite front door.

ENTRANCE HALLWAY

Central heating radiator, stairs to first floor

LIVING/DININGROOM

13'0" x 23'1" (3.97 x 7.04)

Double glazed window to front and to rear, two central heating radiators. understairs storage, laminate flooring built in storage units and a feature electric fireplace.

KITCHEN

7'10" x 14'8" (2.39 x 4.48)

Newly fitted high gloss kitchen base and wall units with a square edge work surface, inset porcelain sink unit with mixer tap over, inset gas hob and eye level oven and microwave, space for a dishwasher, space for an "American fridge/freezer, vertical central heating radiator, laminate flooring, loft access, double glazed door and window to the side.

UTILITY ROOM

4'2" x 7'11" (1.29 x 2.42)

Plumbing for automatic washing machine and tumble drier, vanity wash hand basin, low level WC, central heating radiator, obscured double glazed window to the rear, laminate flooring.

FIRST FLOOR - LANDING

Stairs to loft room, double glazed window to the rear.

BEDROOM ONE

12'10" x 8'2" (3.92 x 2.50)

Double glazed window to front, central heating radiator

BEDROOM TWO

6'6" x 9'10" (2.00 x 3.02)

Double glazed window to front, central heating radiator. Laminate flooring

FAMILY BATHROOM

9'6" x 9'11" (2.91 x 3.04)

Panelled bath, mixer tap and shower over, glass shower screen. Low level WC vanity wash hand basin, chrome towel rail. Airing cupboard housing combi. Spotlights and obscured double glazed window to rear

LOFT ROOM

16'0" x 15'3" (4.88 x 4.65)

Velux window

OUTSIDE REAR

Decked area . Gate leading to rear lane.

TENURE

We have been advised freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		56	
(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	

