



3 Waunfawr Road, Crosskeys, Newport, NP11 7PG

£120,000

**** GUIDE PRICE £120,000 - £130,000 ** NO ONWARD CHAIN ** MID TERRACED HOME ** TWO DOUBLE BEDROOMS ** TWO RECEPTION ROOMS ** NEARBY TRAIN STATION ** SHORT COMMUTE TO M4 ****

Nestled on the charming WAUNFAWR ROAD, CROSSKEYS, this delightful TERRACED HOUSE presents an excellent opportunity for families and individuals alike. With TWO spacious BEDROOMS, this property offers ample room for comfortable living. The TWO inviting RECEPTION ROOMS provide versatile spaces that can be tailored to your needs, whether for entertaining guests or enjoying quiet evenings at home. Waunfawr Road is situated in a pleasant neighbourhood, offering a sense of community while remaining conveniently close to LOCAL AMENITIES. This location provides easy access to shops, schools, and parks, making it perfect for families or anyone looking to enjoy a vibrant lifestyle. Within walking distance of Crosskeys TRAIN STATION and a short commute to the M4, making access to NEWPORT, CARDIFF and BRISTOL a breeze. In summary, this terraced house on Waunfawr Road is a fantastic opportunity for those seeking a spacious and versatile home in a friendly area..

EPC - D
COUNCIL TAX - B (Caerphilly)



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



ENTRANCE HALL

Access via a composite front door into porch area, open to stairs to first floor landing, single radiator and consumer unit present, leads to;

LOUNGE

11'10" x 10'5" (3.63 x 3.19)

To front aspect with double glazed uPVC window, chimney breast present and single radiator, original feature fire place present.

SITTING/ DINING ROOM

11'8" x 11'11" (3.56 x 3.64)

To rear aspect with double glazed uPVC window, twin radiator, chimney breast and under stair storage cupboard present, leads to;

KITCHEN

7'4" x 13'4" (2.24 x 4.07)

Fitted kitchen with high and low wall mounted base units, granite effect rolled worktops complete with stainless steel sink with drainer and chrome mixer taps over, gas home and electric oven, space for free standing appliances, side aspect double glazed uPVC window and back door, leads to;

BATHROOM

8'2" x 6'11" (2.51 x 2.13)

Bathroom suite with free standing shower (mains supply), low level WC and sink with chrome mixer tap over, twin radiator, side aspect double glazed uPVC obscure window, range of wall mounted storage units.

FIRST FLOOR LANDING

Open to stairs to ground floor, loft hatch and airing cupboard present, leads to;

BEDROOM ONE

15'4" x 12'7" (4.68 x 3.86)

Double to front aspect with two double glazed uPVC windows, twin radiator.

BEDROOM TWO

9'10" x 9'10" (3.01 x 3.00)

Double to rear aspect with double glazed uPVC window and twin radiator.

OUTSIDE

Level rear garden with lawned area and shrubs to boundary, rear gated access to back lane, brick built shed.

TENURE

We are advised that this property is FREEHOLD.

