



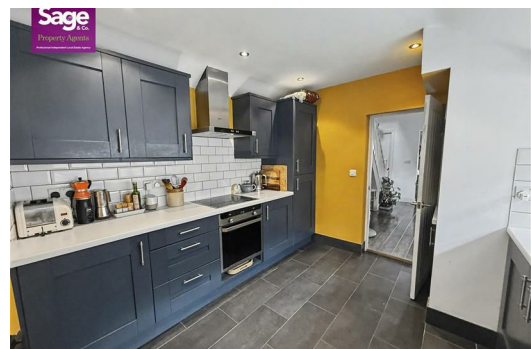
**24 Silver Street, Pontywaun, Cross Keys, Newport, NP11 7FX**  
**Guide Price £160,000**

**\*\* GUIDE PRICE £160,000 - £170,000 \*\* SHORT COMMUTE TO M4 \*\* NEARBY TRANSPORT LINKS \*\* IDEAL FIRST TIME BUY \*\***

Nestled in the charming area of SILVER STREET, PONTYWAUN, this delightful MID-LINK TERRACE house offers a perfect blend of comfort and convenience. With THREE well-proportioned BEDROOMS, This property is ideal for families or those seeking extra space. The inviting LOUNGE/ DINING ROOM provides a warm and welcoming atmosphere, perfect for relaxing or entertaining guests. The layout of the property is practical, making it easy to navigate and enjoy. The location in PONTYWAUN is particularly appealing for walkers and cyclists or for those who just enjoy the outdoors with the CWMCARN FOREST DRIVE just a two minute walk away, The property also benefits from good road and rail links with NEWPORT AND CARDIFF being easily accessible by road or rail. This property presents an excellent opportunity for those looking to settle in a peaceful yet accessible area. Whether you are a first-time buyer or seeking a rental investment, this home is sure to meet your needs. With its attractive features and prime location, it is a must-see for anyone looking to make a move in the area.

EPC- E

COUNCIL TAX- B (Caerphilly)



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## ENTRANCE

Enter through a composite front door

## ENTRANCE HALLWAY

Central heating radiator, door to

## LIVING ROOM/DINING ROOM

11'6"x 23'1" (3.51x 7.04)

Double glazed window to the front and the rear, two central heating radiators, laminate flooring, log burner with exposed stone fireplace, stairs to the first floor.

## KITCHEN

10'1" x 8'0" (3.08 x 2.45)

Shaker style kitchen fitted with a range of base and wall units with a square edge work surface, inset porcelain sink unit with mixer tap over, inset electric hob and oven, wall mounted combi boiler, integrated fridge/freezer, dishwasher, integrated washing machine, central heating radiator, double glazed window to the rear, tiled floor, double glazed door to the side.

## FAMILY BATHROOM

6'2" x 8'9" (1.88 x 2.67)

"L" shaped bath with shower over and centre mixer tap, glass shower screen, close coupled WC, vanity wash hand basin, walls and floor fully tiled in ceramics, obscure double glazed window to the rear and side, spot lighting.

## STAIRS TO THE FIRST FLOOR -LANDING

Double glazed window to the rear, loft access, central heating radiator.

## BEDROOM ONE

7'8" x 13'11" (2.34 x 4.25)

Double glazed window to the front, central heating radiator, fitted wardrobes.

## BEDROOM TWO

9'2" x 9'2" (2.81 x 2.81)

Double glazed window to the rear, central heating radiator.

## BEDROOM THREE

7'0" x 10'2" (2.14 x 3.12)

Double glazed window to the front, central heating radiator.

## OUTSIDE

REAR: Level rear garden with patio area and gated access to rear lane.

## TENURE

We have been advised freehold

