



16 Western Terrace, Crosskeys, NP11 7BZ
Guide Price £155,000

****GUIDE PRICE £155,000 TO £160,000** **FAMILY HOME IN POPULAR LOCATION****

Nestled in the charming area of Western Terrace, Crosskeys, this delightful property offers a perfect blend of comfort and convenience. With THREE BEDROOMS it is an ideal home for families or those seeking extra space. The SPACIOUS RECEPTION ROOM provides a warm and inviting atmosphere, perfect for relaxing or entertaining guests. Crosskeys is known for its community spirit and accessibility, making it a desirable location for those who appreciate a friendly neighbourhood. With local amenities and transport links nearby, this property is well-positioned for both work and leisure. Additionally for those who love the outdoors WAUNFAWR PARK is a short walk away together with the BRECON AND MONMOUTH CANAL

This home presents a wonderful opportunity for anyone looking to settle in a vibrant area. Whether you are a first-time buyer or seeking a buy to let, this property is worth considering.

Embrace the chance to make this space your own in the heart of Crosskeys.

Book your viewing today not to be disappointed.

EPC RATING: D

COUNCIL TAX BAND: B



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ENTRANCE

Enter through a part glazed front door

PORCH

Glass door to the stairs to the first floor

LIVING/DINING ROOM

12'0" min x 15'1" max (3.67 min x 4.61 max)

Double glazed window to the front and rear, two radiators, gas fire with feature fireplace

KITCHEN

17'3" x 7'8" (5.28 x 2.34)

Spacious kitchen with base and wall units, rolled edge work surface, integrated stainless steel sink unit with mixer tap over, space for an electric cooker, plumbing access for washing machine, double radiator, double glazed window to the side and rear, double glazed door to the side, tiled floor

STAIRS TO FIRST FLOOR-LANDING

Doors to bedroom one

BEDROOM ONE

9'9" x 8'3" (2.98 x 2.52)

Double glazed window to the front, double radiator, fitted wardrobes

BEDROOM TWO

9'7" x 9'2" (2.94 x 2.81)

Double glazed window to the rear, airing cupboard housing combi boiler

BEDROOM THREE

6'8" x 8'5" (2.04 x 2.57)

Double glazed window to the front, double radiator, fitted cupboard

FAMILY BATHROOM

5'9" x 5'5" (1.76 x 1.67)

Step in shower cubicle, pedestal wash hand basin, low level wc, double radiator, obscured double glazed window to the rear

OUTSIDE

REAR- Level rear garden laid to lawn with two single sheds and workshop, gated access to rear.

